FARLEY-
GRANGER
ABSTRACT
1878

June 3rd, 1878.

Loan #074

Abstract of Title

To

$42\frac{40}{100}$ Acres, portion of the Rancho "Potrero de los Cerritos", Washington Township, County of Alameda, State of California.

Lawrie & Whitney
Searchers of Records
Oakland.

Continue down to date of probate proceedings
do not include probate proceedings

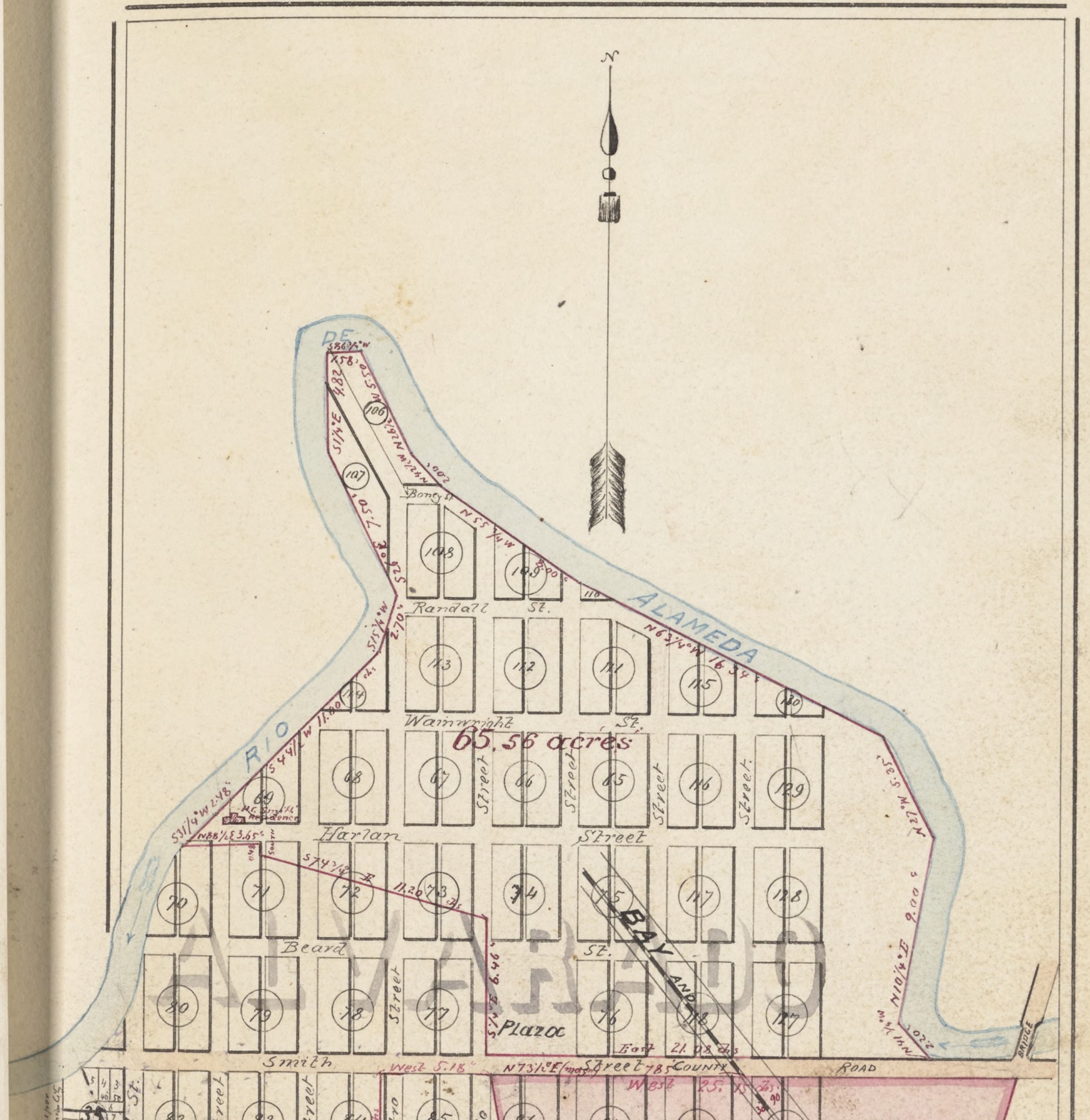
Abstract of Title

To

All that certain piece or parcel of land situated in the Township of Washington, County of Alameda, State of California, bounded and described as follows, to wit:-

Commencing at the Southerly line of Smith Street as said Street is laid down and designated upon the Map of Alvarado, on file in the County Recorder's Office of Alameda County, at the North Easterly corner of a certain 8. 26 Acre tract now or formerly owned by E. Farley; running thence along the Southerly line of said Smith Street due East 25. 15 Chains; thence leaving said Street South 16 1/2° West 26. 90 Chains to the Northerly line of the County Road from Alvarado to the Mission San Jose; thence along the Northerly line of said County Road North 55 1/2° West 17. 56 Chains to the South Easterly corner of said Farley's land; thence along said

Farley's land North 9 3/4° West 16 Chains to the point of commencement; containing 42 40/100 Acres; Being a portion of the Rancho "Potrero de los Cerritos."


N
RIO DE ALAMEDA
ALVARADO
65.56 acres
42.40 acres
8.26 acres
Factory
Pacific Land Investment Company
BAY AND COAST R.R.
COUNTY ROAD
ALVARADO TO MISSION SAN JOSE
County Road from Canal
proposed CANAL
UNION CITY
Line bet. Alvarado and Union City
19th St. as per Map of Union City
V. St.
Plaza
Boney St.
Randall St.
Wainwright St.
Harlan Street
Beard St.
Smith Street
Horner
Canal
Canal Street
Jones Street
Levee
Watkins
Castro
Alvarado
Sutter Street
Fremont
Black
H. C. Smith's Residence
BRIDGE
S86¾°W
4.58c
S1¼°E 4.82c
N42½°W 5.55c
2.00c
S26½°E 7.50c
N55¾°W 9.00c
N63¼°W 16.34c
S15¾°W 2.70c
S44½°W 11.80 chs
S31¼°W 2.48c
N88½°E 3.65c
South 0.48
S74¾°E 11.20 chs
S¼°E 6.46c
East 21.08 chs
West 5.18c
N73½°E (mag.) 7.85
West 25.15 chs
N27°W 5.83c
N10¼°E 9.00c
N41½°W 2.20c
South 10.69 chs
S55½°E 9.01c
N16½°E 26.90 chs
S55½°E 17.56 chs
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Index, Continued.

of the Mission of San Jose by the Sanjon de Alisos, on the North by the Arrayo de la Alamada, and on the West by the Bay, containing about 3 square leagues, for more particular description, reference is made to the Grant, Map and expediente referred to therein, copies of which are filed in the said transcript, &c, which case was also appealed to the U. S. Supreme Court and on consideration thereof the decree of the said District Court was affirmed;

Then follows Certificate of Survey by L. Upson, U. S. Surveyor General and approval of the same with Map attached -

Now Know ye that the United States of America in consideration of the premises and pursuant to the provisions of the Act of Congress aforesaid of 3d March 1851 have given and granted and by these presents do give and grant unto the said Thomas Pacheco and Augustin Alviso, and to their heirs, the tract of land embraced and described in the foregoing Survey but with the stipulation that in virtue of the 15th Section of the said Act the confirmation of this said claim and this Patent shall not affect the interests of third persons.

To have and to hold the said tract with the appurtenances unto the said Thomas Pacheco and Augustin Alviso and to their

heirs and assigns for ever with the stipulations aforesaid.

In Testimony whereof I, Andrew Johnson, President of the United States have caused these Letters to be made Patent and the seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington this 21st February 1866, and of the Independence of the United States the 90th.

(L.S.)

By the President

Andrew Johnson.

By E. W. Neill, Secretary.

Martin Bull acting Recorder of the General Land Office, ad interim.

Recorded Vol 5. pp 324/344.

Recorded March 27, 1866.

Liber A. of Patents page 198.

Alameda County Records.

Augustin Alviso, and
Tomas Pacheco
To
Henry C. Smith

Deed

Dated Dec. 27, 1850.

Consideration $7,000.

Do grant bargain, sell and convey, &c., the parcel of land situated in the Township of Washington, County of Santa Clara, Commencing at a Stake at the edge of the left bank of the Rio de Alameda, at the North East corner of Lot No 1 in Block No 35 in the town of Union City; running (Courses being true) S 19° 47' East 70 chains to a Stake at the South East corner of Horner + Company's present town plot; thence South 25° 10' E. 47.24 Chains to a Stake; thence N. 74° 20' E. 106.90 chains to an Oak tree on the left bank of the Rio Alameda; thence down the centre of the Rio Alameda to the place of beginning; Containing 1165 acres.

Full Covenant of Warranty.

Witness H. H. Bulmer,
John W. Shaffer

State of California
Santa Clara County } S.S.

Union City Dec. 27, 1850.

Then personally appeared before me the within named Augustin Alviso and Thomas Pacheco and acknowledged the within to be their free act and deed.

Benj. F. Bucknell
Notary Public } (Seal)

For the within named consideration, We Antonia Alviso wife of the said Augustine Alviso and Maria Pacheco wife of the said Thomas Pacheco do hereby release our right of Dower in the within named premises,

In witness whereof we have hereunto set our hands and seal Twenty third day of January 1851,

Antonia her × mark Alviso (Seal)

Hilaria her × mark Pacheco (Seal)

Signed sealed and delivered in the presence of E. L. Stone & George Lewis Cook.

State of California
County of Santa Clara } S.S.

Then personally appeared the above named Antonia Alviso and Hilaria Pacheco and acknowledged the above to be their free act and deed before me this

Twenty third day of January 1851.

B. F. Bucknell, Notary Public

Recorded Jany 23. 1851.

Liber C. of Deeds page 296.,

Santa Clara County.

Re Recorded Jany 21. 1857.

Liber F. of Deeds page 131,

Alameda County.

Henry C. Smith, and
Mary A. Smith,
his wife,
— To —
Edward Smith

Deed

Dated Jany 21, 1858.

Consideration $1200

Does remise, release and quit claim, &c. all the following tract of land situated and being contiguous to the Town known as Alvarado, in the County of Alameda, &c.

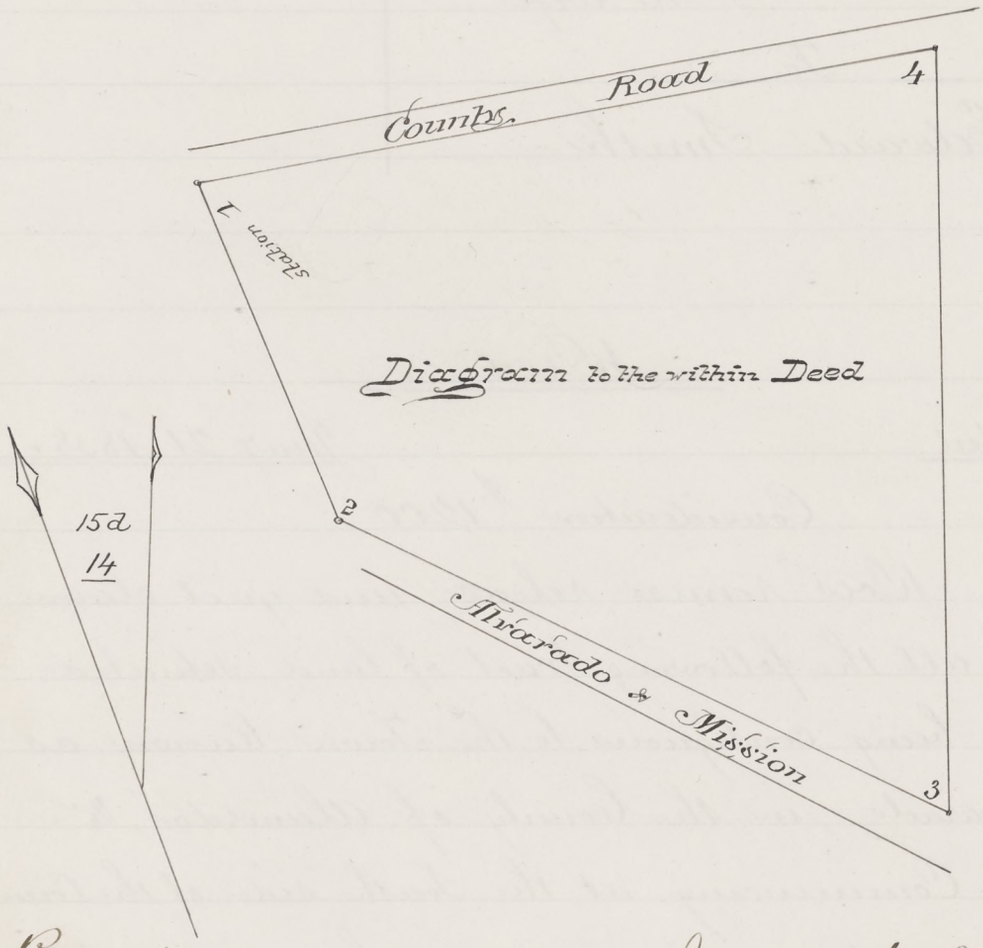
Commencing at the South side of the County Road at point designated on the annexed plan as Station 1., thence running South 9 3/4° East 16 chains to the North side of the Alvarado and Mission Road; thence along said last mentioned Road South 55½° East 17 56/100 chains to a corner post of wire fence; thence across a swamp North 16½° East 26 90/100 chains to the 1st named road; and thence along said road due West 25 15/100 chains to the place of beginning, containing 42 4/10 acres.

Witness John R. Wares.

Acknowledged Jany 21, 1858.

Before John R. Wares,
Justice of the Peace,
Washington Township.

(Then follows)



Recorded January 1. 1858.

Liber G. of Deeds page 345.

Henry C. Smith
— To —
L. C. Smith

Deed

Dated Nov: 12, 1853,

Consideration $20.000.

Do bargain and sell, &c., all that piece of land;

(Same as in Deed from Alviso and Pacheco to Henry C. Smith, on page 5 of this Abstract.)

(less the quantity heretofore deeded by him to other parties as will more fully appear by reference to the Records of Conveyances in the County of Santa Clara and Alameda)

being the same purchased by him of Augustin Alviso and Tomas Pacheco, and being the same upon which the Town of Alvarado now stands, said Deed being recorded in Santa Clara County in said Book C. page 296.

Witness, I. Combs —

Acknowledged Nov: 14. 1853,

Before A. M. Church, Clerk of District Court for Alameda County —

Recorded Nov: 14, 1853,

Liber A. of Deeds page 574.

Lewis C. Smith
— To —
Edwin Du Bois,

Mortgage

Dated Dec. 23, 1854,

To secure the payment of $1600. in 3 months with interest at the rate of 4% per month —

Covers the tract of land in the County of Alameda;

Bounded on the North by Smith Street (according to the Map of Alvarado,) on the East by a tract of land sold by H. C. Smith to Theodore Scribner and now owned by John M. Horner, on the South by the road leading from Alvarado to Mission San Jose, and on the West by Sutter Street, containing 60 acres more or less —

(and other property)

Said tracts of land being the same which said 1st. party derived from Henry C. Smith, and said Henry C. Smith derived from Augustin Pochacho and Alviso.

Witness J. M. Coombs,

Acknowledged Dec. 28, 1854.

Before A. M. Church, County Recorder,
By J. M. Coombs, Deputy,

Recorded Dec. 28, 1854.

Liber B. of Mortgages page 36.

Lewis C. Smith
— To —
Mary A. Smith
wife of Henry C. Smith,

Deed

Dated Oct 26, 1855

Consideration $5,000.

Doth bargain and sell, &c. all his right title and interest in and to the following described real estate situated in Washington Township, Alameda County, and described as follows;

(Same as in deed from Alviso and Pacheco to Henry C. Smith on page 5 of this Abstract)

(less the quantity heretofore deeded by H. C. Smith to other parties, and also reserving from said sale all of Block 79, excepting lot No 11 in said Block as marked upon the map of the Town of Alvarado.)

"hereby relinquishing to the said Mary A. Smith, her heirs and assigns, all my right title and interest in and to the above described premises"—

(No habendum clause)

Witness A. Marshall,

Acknowledged Nov. 8, 1855.

Before Arunah Marshall J. P.

Recorded Nov. 8, 1855,

Liber W, of Deeds page 777.

Luther Humiston
vs
Lewis C. Smith
Henry C. Smith
Mary A. Smith
Edmund Chauncey, and
Charles C. Hall

3rd District Court,
Alameda County

Lis Pendens

Dated Nov. 23, 1855

To have an amount taken of the amount due from the defendants Lewis C. Smith and Henry C. Smith to said Plaintiff upon a certain promissory note executed by them for the sum of $800.00, dated March 15th 1854, payable on or before October 15, 1854 and drawing compound interest at the rate of 5% per month, payable monthly in advance and for judgment against said Lewis C. and Henry C. Smith for the amount due thereon and for the foreclosure of a certain Mortgage dated the same day, executed by said Lewis C. Smith to secure the payment of said note and interest, upon certain lands (not including the premises under search.)

Note: The foregoing Lis Pendens appears among the papers filed in the Recorder's Office, Alameda

County, and the index of Notices of action shows that a Lis Pendens in an action entitled as above was filed in said office on November 23d 1855, but there is no endorsement on the foregoing, showing filing.)

Register A. page 372.

Case 374.

1855 Decr. 8	Complaint filed.
" "	Summons issued.
" 13	Summons returned, served by Sheriff on December 11. 1855, on Henry C. Smith, Mary A. Smith, and Charles C. Hall, and on December 13, 1855 on E. Chauncey and L. C. Smith, filed.
1856 Feby 19	Default of defendants, Hall Chauncey, and Lewis C. Smith, entered.
" 20	Answer of defendants Henry C. Smith and Mary A. Smith, his wife, filed.
" "	Demurrer to answer of defendants H. C. and Mary A. Smith, filed.
" "	Order overruling demurrer, entered.
" 22	Amended answer of defendants Henry C. and Mary A. Smith, filed.
" "	Demurrer to amended answer,

1856

filed —

Feby 24 Order overruling demurrer to amended answer —

" 25 Cause tried and submitted —

" " Decree entered for Plaintiff for $2,489 $\frac{82}{100}$ and interest 5% per month and costs, and of foreclosure and sale of a part of the mortgaged premises —

" " Roll filed, Judgment docketed —

" 27 Bill of Costs, filed —

April 29 Certified copy Order of Sale issued to Sheriff Alameda County —

May 29 Order of Sale returned, credited with $27 $\frac{50}{100}$ by sale of the premises described in Decree, leaving a deficiency of $3,143. $\frac{43}{100}$ —

July 5 Execution for deficiency issued to Sheriff Alameda County 60 days —

Oct 11 Execution returned credited with $1580 $\frac{48}{100}$ (less Sheriffs fees and disbursements $91. $\frac{60}{100}$) by sale of certain personal property, and by sale on August 19th 1856, to Luther Hunniston of the real property (describing the same as in Liber H. of Deeds page 453, (Lewis C. Smith et. al by Sheriff to Hunniston) on page 25 of this Abstract), filed —

1858	
Feby 28	Plurries Execution issued to Sheriff, Alameda County 60 days —
" 30	Plurries Execution returned, credited with $500.00 (less Sheriffs fees and disbursements, $82.00) filed — Sheriffs Return shows, that on March 29. 1858, he sold at public Auction to Luther Humiston for $500.00 the real property (describing the same as in Liber A. of Deeds at page 460, (Lewis C. Smith et al. by Sheriff to Humiston) on page 31 of this Abstract
1861	
Feby 25	Order for writ of scire facias to revive the judgment, made entered and filed —
" "	Writ of scire facias issued —
March 4	Writ of scire facias returned, served by Sheriff on March 1st 1861 upon Henry C. Smith, and on March 2d 1861 upon Lewis C. Smith, filed —
July 16	Order quashing Writ of scire facias, and granting Plaintiff 30 days to perfect appeal, — made, entered and filed —
Augt 12	Stipulation extending time to perfect appeal 20 days, — filed —
Sept 13	Notice of appeal, filed —

1861	
Sept 13	Undertaking on Appeal, filed
Oct 11	Statement on Appeal, filed

Edwin Du Bois
— vs —
Lewis C. Smith
Henry C. Smith and
Mary A. Smith,
his wife,

3rd District Court,
Alameda County,

Register A page 398,
Case No. 400.

1856
Jany 28. } Complaint filed to foreclose Mortgage made by Defendant Lewis C. Smith to plaintiff, Dated December 23d. 1854 and Recorded in Liber B. of Mortgages at page 36.

Summons issued –

Feby 6. Summons returned, Showing served on Defendants, February 5th. 1856, by Wm. P. Rodgers, Deputy Sheriff –

" 25 Answer of Defendants Henry C. Smith and Mary A, his wife, filed

Default of Defendant Lewis C. Smith,

" 26 Decree for $1,921 – and for foreclosure and sale of the Mortgaged premises except the portion (same as

described in Deed from Henry C. Smith and wife, to Edward Smith on page 9 of this abstract) which is herein set of and assigned to Henry C. Smith and Mary A. Smith, his wife as parcel of their homestead.

Luther Humiston
— vs —
Lewis C. Smith and
Henry C. Smith, et. al.
— By —
Andrew H. Broder,
Sheriff,
— To —
Luther Humiston

3rd District Court
of Alameda,
County of Alameda.

Deed

Dated Feby 23. 1857.

Consideration $11.00

Recites that by virtue of an execution issued in the above entitled action, duly tested July 5. 1856 for the sum of $2,489. 87/100, said 1st party did levy on certain property hereinafter described, and did on August 19th — after due notice sell the same at public auction to second party at the rates hereinafter specified, he being the highest bidder;

And 6 months having expired without any redemption having been made;

Now, &c Does hereby bargain, sell, transfer and convey &c, All that certain tract of land situated in the County of Alameda,

described as follows, to wit:

Commencing at a Stake on the left bank of the Rio de Alameda (Alameda River) at the North Easterly corner of lot No 1 in Block 35 in the Town of Union City; running thence courses being true South 19° 47' East 2 $\frac{70}{100}$ chains to a stake at the South East corner of Horner and Company's Town plat; thence South 25° 10' East 47. $\frac{24}{100}$ chains to a Stake; thence North 74° 20' East 106 $\frac{90}{100}$ chains to an Oak tree on the left band of the Rio de Alameda (Alameda River) thence down the center of said river to the place of beginning, excepting thereout Blocks No^s. 70 to 74, 77 to 80, 35, 82 to 87, 119, 126, 125, 120, 88 to 99, 121, 124, 123, 122, 101 to 105 and 81 as represented and numbered upon the Map of Alvarado, and further excepting the tract of land set apart and assigned in the above entitled action to said Henry C. Smith as his homestead, and likewise excepting the tract of 250 acres more or less, heretofore conveyed by said Henry C. Smith to one J. H. Scribner for the sum of $11.^{00}$ —

(and other property (not including any portion of the premises searched,) for other sums) —

Witness Wm P. Rogers

Acknowledged March 17, 1857,

Before H. M. Vesey, County Recorder,

Recorded June 8, 1857.

Liber N. of Deeds page 453.

Henry C. Smith, and
Mary A. Smith, his wife,
— To —
Thomas Smith, and
James Smith.

Mortgage

Dated Augt. 27, 1857

To receive the payment of $650.

Covers the premises;

(same as in Deed from Henry C. Smith and wife to Edward Smith on page 9 of this Abstract)

said described premises being a portion of the Homestead Farm of said 1st parties as assigned and set off to them by the 3^d District Court of the County of Alameda in the case of Edward Du Bois against Lewis C. Smith, Henry C. Smith and his wife Mary A. Smith.

Recorded Augt. 26, 1857,

Liber C, of Mortgages page 178.

The above Mortgage Cancelled on the margin of the Record as follows:-

"Received satisfaction in full for the within "mortgage, that is to say my interest in the same,

"January 22. 1858,

"James Smith.

"Witness as to the Release of Jas. Smith,

"H. M. Vesey, Recorder,

"By Nat. Rennie,

"Deputy Recorder."

"Received satisfaction in full for the within "mortgage this 18th day of February A.D. 1858, "so far as touching my interest in the same".

Thomas Smith,

"Witness,

H. M. Vesey".

Luther Hummiston

— vs —

Lewis C. Smith, and
Henry C. Smith

— By —

Powhattan E. Edmondson
Sheriff,

— To —

Luther Hummiston

3rd District Court,
Alameda County.

Sheriffs Deed

Dated Nov: 1. 1858.

Consideration $500.00.

Recites that by virtue of a writ of execution tested February 24. 1858, issued in the above entitled action he did levy on take and seize all the estate right title and interest of the defendants on February 25th 1856, or at any time thereafter, of in and to the lands, tenements, real estate and premises hereinafter particularly described, and did on March 29. 1858 sell all the right title and interest of the said defendants on February 25. 1856, or at any time thereafter to the said premises, at public auction after legal notice to Luther Hummiston, for $500.00, he being the highest bidder;

That 6 months have expired without any redemption having been made.

Now, &c. Do grant, bargain, sell, convey and confirm, &c. all the estate, right title and interest of the said persons against whom the said writ of execution has been issued as aforesaid on February 25th 1856 or at any time thereafter of in and to all the following described property, to wit:-

All that certain piece of land situated on the South Easterly side of the Town of Alvarado in the County of Alameda, &c. described as follows, to wit:-

Commencing at the Old Bridge across the Alameda Creek on the Easterly side of the Town of Alvarado, thence following along the South side of the old County Road (called on the Map of Alvarado, Smith Street) from said Bridge Westerly 30 chains; thence South 9¾° East to the North Easterly line of the present Road leading from Alvarado to the Mission of San Jose; thence South Eastwardly along the North Eastern line of said last mentioned Road 23 chains more or less to a corner Post of a wire fence; thence Northerly in a direct line to said Bridge and the point of commencement;

(and other property)

Witness Wm. K. Stoakes

Acknowledged Dec. 2. 1858,

Before N. M. Vesey, County Recorder,

Recorded Decr. 8, 1858,

Liber A. of Deeds page 460.

Luther Humiston
— vs —
Edward Smith, and
John Conkrite

3rd District Court
Alameda County

Register B. Page 513.
Case 1026.

Suit brought to recover possession of the Tract of land situated on the South Easterly side of the Town known as Alvarado in Washington Township in the County of Alameda described as follows, to wit:

Commencing at the old Bridge where the old County Road (formerly travelled from San Antonio to Alvarado) crosses the Alameda Creek; thence westerly following a fence on the Southern line of said old Road 25 $\frac{15}{100}$ chains more or less, to a corner of said fence where it takes to the Southward; thence South 9 3/4° East or thereabouts and along the line of said fence 16 chains more or less to the Northerly line of the Road leading from said Alvarado to the old Mission of San Jose; thence South 55 1/2° East or thereabouts and along the Northerly line of said last

mentioned road 17 $\frac{56}{100}$ chains to a corner post of a wire fence, thence North 16½° East 26 $\frac{90}{100}$ chains more or less, to the Southern side of said old County Road at said old Bridge, being the point of commencement.

1860 Feby 24	Complaint filed –
" "	Summons issued –
March 22	Summons returned served by Sheriff on February 29. 1860, on defendant Edward Smith, filed.
" 24	Answer of defendants Smith and Crouhite, filed –
" "	Entry on the Calendar –
April 5	Motion and order of continuance, entered –
June 28	Entry on the Calendar.
July 27	Deposition of F. Kance, filed –
" 28	Order cause submitted, entered –
Dec. 6.	Findings filed –
" "	Order for Judgment for Plaintiff for possession of said premises and $150. damage and for costs, made, entered and filed –
" "	Final Judgment entered –
" "	Order Stay of proceedings for 30 days to enable defendants to prepare statement on appeal, made, and entered –
" "	Roll filed, Judgment docketed

1860	
Decr. 8	Bill of Costs, filed —
" 10	Notice of motion for New trial, filed —
1861	
Jany 15	Proposed statement for new trial, filed —
" 17	Stipulation extending time of plaintiff to propose amendments to proposed statement of defendants, filed —
" 24	Amendments to statement for new trial, filed —
Feby 13	Notice of settlement of proposed statement, &c — filed —
April 9	Statement on motion for new trial filed —
May 16	Notice of argument of motion for new trial, filed —
" 29	Order denying motion for new trial, made, entered and filed —
June 10	Bond on Appeal, filed —
" "	Notice of Appeal, filed —
Oct. 15	Remittitur filed affirming Judgment with costs —

Luther Armiston
By James B. Townsend
his attorney in fact,
To
Farley B. Granger

Deed

Dated Feby 17. 1862.

Consideration $1,300.00

Does grant, bargain, sell, alien, remise, release, convey and confirm, &c. all that certain tract of land, situated lying and being contiguous to the Town known as Alvarado, in the County of Alameda, &c.,

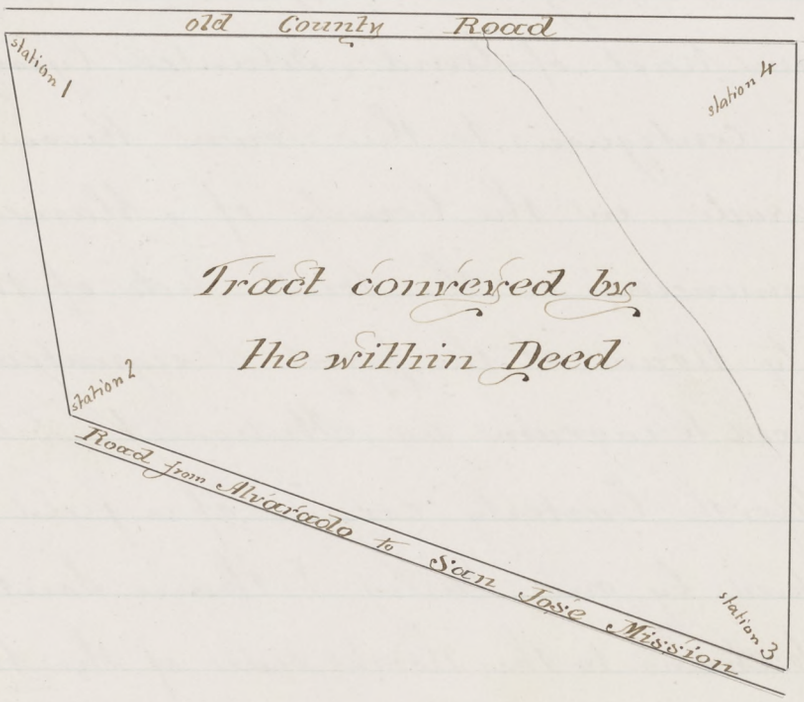
Commencing on the South side of the old County Road at the point designated on the annexed Diagram as "Station 1" (it being the North Easterly corner of a field now occupied by one Farley,) thence South 9¾° E. 16 chains to the North side of the Road leading from Alvarado to the Mission of San Jose at "Station 2" as designated on said Diagram; thence along said last mentioned Road South 55½° East 17 $\frac{56}{100}$ chains to a corner post of a wire fence designated on said Diagram as "Station 3", thence across a swamp North 16½° East 26 $\frac{90}{100}$ chains to the 1st mentioned Road at "Station 4" upon said Diagram; thence along said Road

due West 25. $\frac{15}{100}$ chains to the place of commencement, containing 42. $\frac{4}{10}$ acres of land, more or less.

Covenant of warranty against acts of grantor.

Witness Henry Haught,

(Then follows Diagram.)



Acknowledged Feby 17. 1862,

Before Henry Haught, N. P.

Recorded Feby 26, 1862,

Liber L, of Deeds page 696.

Luther Humiston
— To —
James B. Townsend

Power of Attorney

Dated Decr. 24. 1853.

To loan all money in his hands belonging to said Humiston upon such paper or security, real or personal and at such rates of interest as he shall think proper; To collect by suit, legal proceedings or otherwise all interest and sums of money whatever to which said Humiston is or shall become entitled and receipt for and discharge the same —

To purchase with such money any property real or personal, &c —

To bargain, sell and convey any such property purchased by him as aforesaid —

To execute, acknowledge and deliver all such bills of sale, deeds and title papers whatsoever as shall be necessary and proper &c — &c —

Witness A. Delano

Acknowledged Decr. 31. 1853.

Before J. J. Sykes. J. P.

Recorded April 30. 1856

Liber E. of Deeds page 283.

Alexander H. Smith, and
Ann Smith, his wife,
To
Ebenezer Farley

[See back Note.]

Deed

Dated Sept 25, 1858

Consideration $300.

Do remise release and quit claim, &c
all that certain piece of land, described
as follows, to wit:—

Commencing at a Stake at the corner
of the fence at the South East corner of
Smith and 26th Street in the Town of
Alvarado, and running thence along said
Smith Street due West 5. $\frac{18}{100}$ chains to a
stake marked "A"; thence due South 10, $\frac{69}{100}$
chains to a stake marked B on the Northerly
side of the Road leading from Alvarado to
the Mission of San José; thence along
said road S 8. 55½. E. 9 $\frac{01}{100}$ chains to a
stake on the Northerly side of a ditch; thence
along said ditch North 74. 25. E. 31 links
to a stake marked C from which a large
sycamore tree bears S 12. E distant 34
links; thence along a wire N. 8, 45, W.
16 $\frac{00}{}$ chains to the place of beginning;
Containing 8. $\frac{26}{100}$ acres, same more or less.

Witness, John R. Wares

Acknowledged Sept 25, 1858,

Before John R. Wares, Justice of the Peace, Washington Township.

Recorded Sept 28, 1858,

Liber H. of Deeds page 167.

Note:

The foregoing deed is here inserted for purposes of description only.

Farley B. Granger
— To —
Luther Humiston

Mortgage

Dated Feby 17, 1862:

To secure the payment of $1,000.
Covers the tract of land;
(Same as in Deed from Humiston to Granger on page 39 of this Abstract)

Recorded Feby 18, 1862

Liber F. of Mortgages page 349.

The above Mortgage Cancelled
By a Certificate of Release

Dated March 19, 1862

(Signed and acknowledged by Luther Humiston, by
James B. Townsend,
his Attorney in fact.)

Acknowledged March 19, 1862.

Before Henry Haight N.P.

Recorded March 19, 1862.

Liber F. of Mortgages page 420.

Note:-

For Power of Attorney from Humiston to Townsend, see page 41 of this abstract.

Edward Smith
— To —
Farley B. Granger

Deed

Dated March 1. 1865

Consideration $200.

(Rev. Stp. 50¢ canc.)

Does grant, bargain, sell, alien, remise, released, conveyed and confirmed, &c., all that tract of land;

(Describing the same as in Deed from Humiston, by Attorney, to Granger on page 39 of this Abstract)

(Note: the diagram referred to in description does not form part of the Record.)

Covenant of warranty against acts of grantor —

Witness, Wm Morris Liston

Acknowledged March 1, 1865,

Before Wm Morris Liston,
Justice of the Peace.

Recorded March 6, 1865,

Liber S. of Deeds page 140.

Re-Recorded March 20, 1865,

with Diagram (same as in Deed from Humiston to Granger on page 39 of this Abstract.)

Liber R. of Deeds page 264.

California Beet Sugar Company
By C. J. Hutchinson, President
— with —
F. B. Granger,

Lease and Agreement

Dated Jany 5. 1871.

(Rev Stamp 10¢ canc.d)

1st party is to have the use of the land called the Homestead of 2d party near Alvarado in Alameda County near the Sugar factory of 1st party and on the opposite side of the Alameda River or Creek and containing about 47 acres with the appurtenances for farming purposes until January 1st 1872, excepting only about 15 acres for the use of the 2d party, to wit:- the race course lot and the orchard for the rent of $19.00 per acre for the part thereof so to be used and occupied by 1st party, to be paid to 2nd party on January 1. 1872, when this lease shall terminate and the premises be surrendered up, unless the 1st party shall on or before November 1st 1871, give notice in writing that it or its successors or assigns elect to purchase the said Homestead farm including the reservations aforesaid for $200. per acre, and if said 1st party shall by the time last aforesaid give notice

of its election to purchase the said premises at the price aforesaid then no part of the rent shall be reserved or required for the use of the premises during the meantime, but shall become part of the purchase money, and the sum of $3.000, shall thereupon be paid in cash on account of such purchase a good title free of incumbrance shall be conveyed by deed of grant, bargain and sale to 1st party and a mortgage executed to secure the deferred payments which shall be made as follows, ½ of the rest of said purchase money on January 1, 1873 and the remainder on January 1, 1874, each of said deferred payments to draw interest from January 1. 1872 at the rate of 1% per month, payable semi-annually, &c.—

Acknowledged Jany 21, 1871.

Before Parker Crittenden, N. P.

Recorded Jany 21, 1871.

Liber 60. of Deeds page 477.

F. B. Granger
— To —
Bay & Coast Railroad Company,
a Corporation.

Deed

Dated July 9. 1877

Consideration $5.00

Does grant, bargain and sell, convey and confirm, &c all that certain lot of land situate in the Township of Washington, County of Alameda, &c described as follows, to wit:- 30 feet on the South Westerly side and 90 feet on the North Easterly side of a line described as follows, viz:-

Beginning at a point in the Southerly side of the County Road leading from Alvarado to the Upper Bridge, said Road being a continuation of Smith Street (Eastward) in the Town of Alvarado, said point being S. 73½° W. along said side of said County Road 785 feet from the Easterly line of lands of Ebenezer Farley; thence S 55° E. 991 feet to the line dividing lands of said 1st party from lands of Pacific Land Investment Company formerly owned by Crane and Weddin, all the courses being magnetic.

The lands hereby conveyed and above described being a Strip of 120 feet in width.

Acknowledged July 9. 1877

Before Wm. Morris Liston, N. P.

Recorded Augt. 15, 1877

Liber 137 of Deeds page 366.

State & County Taxes.

Fiscal Year 1862-3 — to — 1877-8 } Paid.

No Mortgage, Judgment, &c., liens.

Dated at Oakland, the Third day of June 1878, at Five o'clock P.M.

Lawrie & Whitney
Searchers of Records.

nothing further
Thompson

Augt 10 1878.
10 o'clk am

CONTINUATION

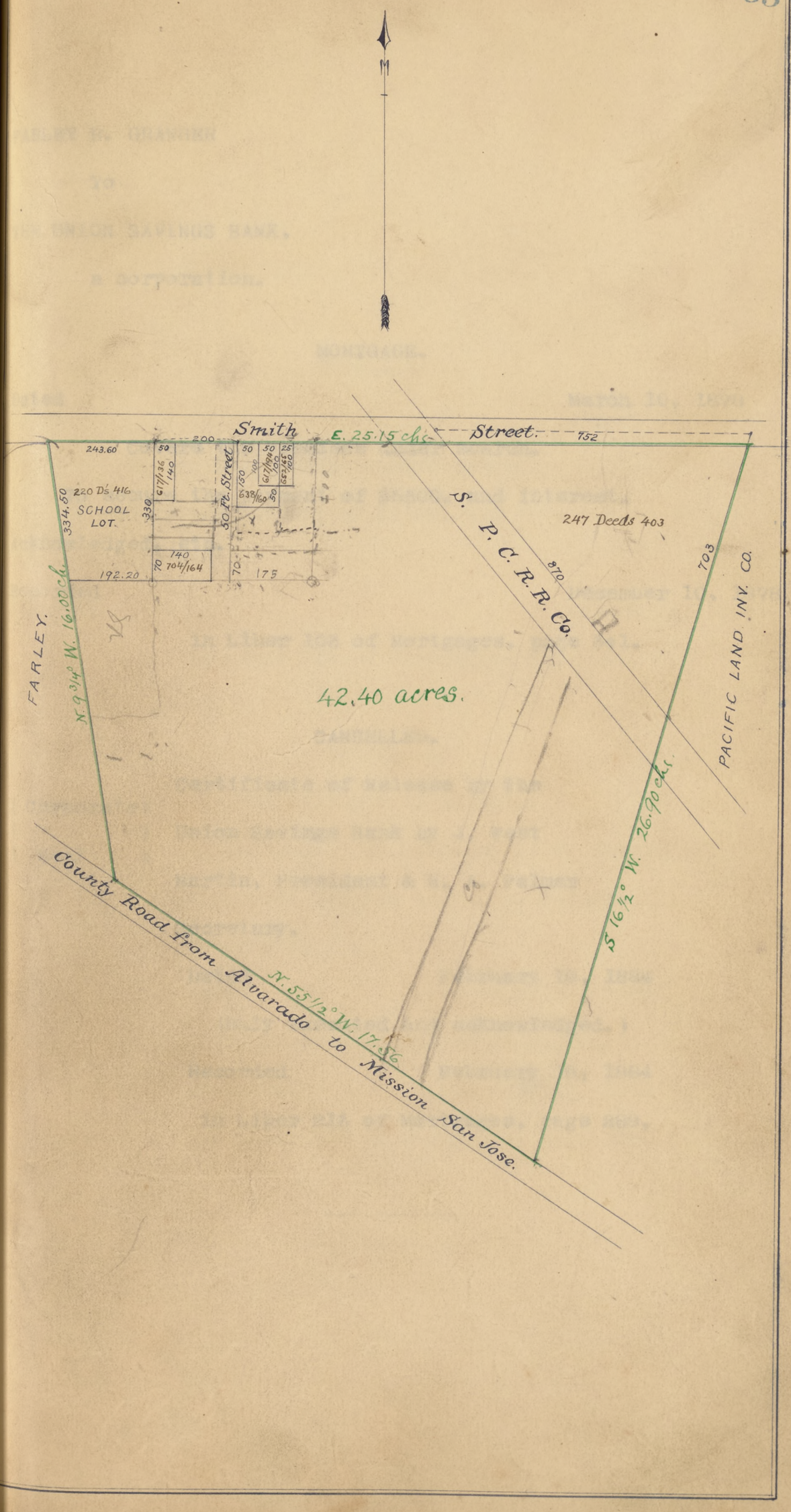
— of the —

Foregoing ABSTRACT of TITLE,

— Subsequently to —

June 3, 1878, at five o'clock P. M.

CONTENTS


Smith Street.
E. 25.15 chs.
752
243.60
200
50
50 Ft. Street
220 Ds 416
SCHOOL LOT.
330
334.50
192.20
175
70
247 Deeds 403
S. P. C. R. R. Co.
870
703
PACIFIC LAND INV. CO.
FARLEY.
N. 9 3/4° W. 16.00 ch.
42.40 acres.
S 16 1/2° W. 26.70 chs.
N. 55 1/2° W. 17.56
County Road from Alvarado to Mission San Jose.

FARLEY B. GRANGER

To

THE UNION SAVINGS BANK,

a corporation.

MORTGAGE.

Dated March 10, 1878

Covers the premises under search.

To secure the payment of $5500. and interest.

Acknowledged, etc.

Recorded December 10, 1878

in Liber 103 of Mortgages, page 341.

CANCELLED.

(Corporate)
(Seal)

Certificate of Release by The Union Savings Bank by J. West Martin, President & H. A. Palmer Secretary.

Dated February 19, 1884

(Duly executed and acknowledged.)

Recorded February 19, 1884

in Liber 213 of Mortgages, page 289.

FARLEY B. GRANGER

To

THE UNION SAVINGS BANK,

a corporation.

MORTGAGE.

Dated August 13, 1878

Covers the premises under search.

To sedure the payment of $4500. and interest.

Acknowledged, etc.

Recorded August 13, 1878

in Liber 103 of Mortgages, page 269.

CANCELLED

Certificate of Release

By Union Savings Bank, by W. W. Crane, Jr.

(Corporate) President pro tem and H. A. Palmer,

(Seal) Secretary.

Dated December 10, 1878

(Duly executed and acknowledged.)

Recorded December 11, 1878

in Liber 118 of Mortgages, page 127.

F. B. GRANGER, Senior,

To

A. J. LOWELL,

JOSEPH McKEOWN

and AUGUST MAY

as Trustees of Alvarado School

District in Washington Township,

County of Alameda, State of California.

Deed

Dated April 26, 1881

Consideration $495.00

Does grant, bargain and sell unto said second parties, their successors in office as a site for a public school building and other school purposes in and for said Alvarado School District, all that certain lot or parcel of land situate in the Town of Alvarado, Washington Township, County of Alameda, State of California, and described as follows, to wit: Beginning at a point on the Southerly line of the road leading from the Town of Alvarado to the Railroad Station of the South Pacific Coast Rail Road Company at the intersection of the line dividing the land of F. B. Granger, Sr. and the lands of the Estate of Ebenezer Farley, deceased, and running thence South 8° 50' East following said last mentioned line and fence thereon Three hundred and thirty-four and 50/100 (334-50/100) feet; thence East parallel to the afore mentioned road One hundred and Ninety-two and twenty one hundredths (192-20/100) feet; thence North Three hundred and thirty (330) feet to the Southerly line of said road, and thence West following the Southerly

. B. GRANGER, Senior.

To

. J. LOWRIE,

JOSEPH McKROWN

and AUGUST MAY

as Trustees of Alvarado School

District in Washington Township,

County of Alameda, State of California.

Deed

Dated April 26, 1881

Consideration $495.00

Does grant, bargain and sell unto said second parties, their successors in office as a site for a public school building and other school purposes in and for said Alvarado School District, all that certain lot or parcel of land situate in the town of Alvarado, Washington Township, County of Alameda, State of California, and described as follows, to wit: Beginning at a point on the southerly line of the road leading from the town of Alvarado to the Railroad Station of the South Pacific Coast Rail Road Company at the intersection of the line dividing the land of F. B. Granger, Sr. and the lands of the estate of Rodereer Farley, deceased, and running thence South 50' East following said last mentioned line and fence thereof Three Hundred and thirty-four and 50/100 (334-50/100) feet: thence East parallel to the afore mentioned road One Hundred and Ninety-two and twenty one hundredths (192-20/100) feet: thence North Three Hundred and thirty (330) feet to the southerly line of said road, and thence West following the southerly

line of said road two hundred and forty-three and sixty one hundredths (243-60/100) feet to the place of beginning. Containing One and sixty-five one hundredths (1-65/100) acres.

(Signed) F. B. Granger (seal)

Acknowledged May 9, 1881

Before Andrew Ryder,

County Clerk of Alameda County,

By Thomas Eagar, Deputy Clerk

Recorded May 10, 1881

in Liber 220 of Deeds, page 416.

NOTE: Search not prosecuted further as to the premises described in the foregoing Deed.

---

line of said road two hundred and forty-three and sixty one hundredths (243-60/100) feet to the place of beginning. Containing one and sixty-five one hundredths (1-65/100) acres.

(Signed) E. B. Granger (seal)

Acknowledged May 9, 1881

Before Andrew Ryder,

County Clerk of Alameda County,

By Thomas Hagan, Deputy Clerk

Recorded May 10, 1881

in Liber 220 of Deeds, page 416.

NOTE: Search not prosecuted further as to the premises described in the foregoing deed.

FARLEY B. GRANGER, Sr.

To

FARLEY B. GRANGER, Jr.

DEED

Dated December 22, 1882

Consideration $5000.00

Does grant, bargain and sell unto second party an undivided one half interest to all that certain lot or parcel of land situate in the Township of Washington, County of Alameda, State of California, and bounded and described as follows, to wit:

Beginning at a point on the Westerly line of land owned by the Pacific Land Investment Co. where the middle line of the road leading from the Town of Alvarado East to the Alvarado Upper Bridge intersects said Westerly line; thence S. 16-1/2° W. following partition fence between party of the first part and the aforementioned Pacific Land Investment Company 703 feet to the intersection of the Roadway of the South Pacific Coast R. R.; thence following North Easterly boundary of said roadway in North Westerly direction 870 ft. to the intersection of the middle line of first mentioned road leading from Alvarado to Alvarado Upper Bridge; thence East following middle line of last mentioned ~~line~~ road to its intersection with Westerly line of lands of said Pacific Land Investment Company 752 feet to point of beginning: Containing 5-82/100 acres.

(Signed) F. B. Granger, Sr (seal)

Acknowledged December 22, 1882

FARLEY B. GRANGER, ST.

To

FARLEY B. GRANGER, JR.

DEED

Dated December 22, 1882

Consideration $5000.00

Does grant, bargain and sell unto second party an undivided one half interest to all that certain lot or parcel of land situate in the Township of Washington, County of Alameda, State of California, and bounded and described as follows, to wit:

Beginning at a point on the westerly line of land owned by the Pacific Land Investment Co. where the middle line of the road leading from the Town of Alvarado East to Alvarado Upper Bridge intersects said Westerly line; thence S. 16-1/2° W. following partition fence between party of the first part and the aforementioned Pacific Land Investment Company 908 feet to the intersection of the Boundary of the South Pacific Coast R. R.; thence following North Westerly boundary of said roadway in North Westerly direction 870 ft. to the intersection of the middle line of first mentioned road leading from Alvarado to Alvarado Upper Bridge; thence East following middle line of last mentioned line to its intersection with Westerly line of lands of said Pacific Land Investment Company 968 feet to point of beginning: Containing 5-82/100 acres.

(Signed) F. B. Granger, Sr (seal)

Acknowledged December 22, 1882

Before E. A. Richmond,

Justice of Peace,

Alameda County.

Recorded January 17, 1883

in Liber 247 of Deeds, page 403.

F. B. GRANGER and

F. B. GRANGER, Jr.

To

JOHN LEGUORI

G. J. LEGUORI

FRED MOOR.

LEASE.

Dated March 24, 1886

Do grant, demise and let unto second parties: The building formerly uses as a Chickory house, now used as a blacksmith shop, situate in the North East corner of land of said parties of the first part near upper bridge on main road to Alvarado, and also what tools are in building.

For the term of five (5) years from 24 March 1886 at the rent of $14. per month.

Acknowledged April 12, 1886

Before E. A. Richmond,

Justice of the Peace,

Washington Township,

Alameda County.

Recorded April 21, 1886

in Liber H of Leases page 173.

FARLEY B. GRANGER and

FARLEY B. GRANGER, Junior,

To

THE SPRING VALLEY WATER WORKS,

a corporation.

DEED

Dated March 12, 1888

Consideration $5.00

RECITES: Whereas, the said Grantors Farley B. Granger and Farley B. Granger, Junior, are the owners of all the certain tracts of land situate in the County of Alameda, State of California, described as follows, to wit:

Commencing on the South side of the old County Road at the point designated as "Station 1" on the diagram annexed to the deed from Luther Humiston to Farley B. Granger bearing date Feby. 17, 1862 and of record in Liber "L" of Deeds, at page 696, Records of Alameda County, said point being the North Easterly corner of a tract or field then occupied by one Farley; thence South 9-3/4° East 16 chains to the North side of the road leading from Alvarado to the Mission of San Jose at "Station 2" as designated in said diagram; thence along the said last mentioned road South 55-1/2° East 17.56 chains to a corner post of a wire fence designated in said diagram as "Station 3"; thence across a swamp North 16-1/2° East 26.90 chains to the first mentioned road at "Station 4" upon said diagram; thence along said Road due West 25.15 chains to the place of Commencement: Containing 42-4/10 acres of land.

(And other property not under search.)

PARLEY B. GRANGER and

PARLEY B. GRANGER, Junior,

To

THE SPRING VALLEY WATER WORKS,

a corporation.

DEED

Dated March 12, 1888

Consideration $5.00

RECITES: Whereas, the said grantors Parley B. Granger and Parley B. Granger, Junior, are the owners of all the certain tracts of land situate in the county of Alameda, State of California, described as follows, to wit:

Commencing on the South side of the old County Road at the point designated as "Station 1" on the diagram annexed to the deed from Luther Hamilton to Parley B. Granger bearing date Nov. 17, 1862 and of record in Liber "L" of Deeds, at page 88, Records of Alameda County, said point being the North Easterly corner of a tract or field then occupied by one Parley; thence South 9-3/4° West 1c chains to the North side of the road leading from Alvarado to the Mission of San Jose at "Station 2" as designated in said diagram; thence along the said last mentioned road South 55-1/2° West 17.55 chains to a corner post of a wire fence designated in said diagram as "Station 3"; thence across a swamp North 1c-1/2° West 2c.50 chains to the first mentioned road at "Station 4" upon said diagram; thence along said road due West 25.15 chains to the place of commencement: Containing 42-4/10 acres of land.

(And other property not under seaton.)

To which lands there are attached and do appertain certain riparian rights in and to the waters of Alameda Creek and the tributaries and feeders thereof situate in said County and bordering on or running through said lands.

Now, in consideration of the premises and $5. etc., the said Grantors do grant unto the said Grantee, its successors and assigns forever, any and all Riparian rights in the waters of said stream which are vested in the said Grantor and as against the said Grantor, their heirs, assigns or successors in interest in and to the lands herein above described, and as against the said lands.

The right, at the pleasure of the said Grantee, to impound, appropriate, divert and take the waters of said Alameda Creek and of any and of all of the tributaries and feeders thereof to the uses and purposes of the water works of said Grantee, its successors and assigns, and by means of a dam or dams erected across the said Creek or any of its tributaries at any point or points at or above the inlet of the Vallejo Mill Stone Chute and of such Conduits as it shall elect to divert the waters out of said stream for the uses and purposes aforesaid.

But this Grant shall be and is hereby limited to the waters which shall be above the inlet to the Vallejo Mill Stone Chute specified above as the point of division and shall not apply to any of the waters of said Creek which shall be below said inlet of said Vallejo Mill Stone Chute.

(Signed) F. B. Granger (seal)

F. B. Granger, Jr. (seal)

To which lands there are attached and to appertain certain riparian rights in and to the waters of Alameda Creek and the tributaries and feeders thereof situate in said County and bordering on or running through said lands.

Now, in consideration of the premises and $5. etc., the said Grantors do grant unto the said Grantee, its successors and forever, any and all riparian rights in the waters of said stream which are vested in the said Grantor and as against the said Grantor, their heirs, assigns or successors in interest in and to the lands herein above described, and as against the said lands.

The right, at the pleasure of the said Grantee, to impound, appropriate, divert and take the waters of said Alameda Creek and of any and of all of the tributaries and feeders thereof to the uses and purposes of the water works of said Grantee, its successors and assigns, and by means of a dam or dams erected across the said Creek or any of its tributaries at any point or points at or above the inlet of the Vallejo Mill Stone Chute and of such conduits as it shall elect to divert the waters out of said stream for the uses and purposes aforesaid.

But this Grant shall be and is hereby limited to the waters which shall be above the inlet to the Vallejo Mill Stone Chute specified as the point of division and shall not apply to any of the waters of said Creek which shall be below said inlet of said Vallejo Mill Stone Chute.

(Signed) R. B. Granger (seal)

R. B. Granger, Jr. (seal)

Acknowledged March 23, 1888

Before W. A. Yates, N. P.

Alameda County.

Recorded April 2, 1888

in Liber G of Miscellaneous Records,

page 50.

F. B. GRANGER and

ANNA GRANGER, his wife,

To

ORMAN J. EMERY and

MARGARET W. EMERY, his wife.

DEED

Dated April 2, 1897

Consideration $10.

Do grant, bargain and sell unto second parties all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California, described as follows, to wit: Beginning at a point on the South side of Smith Street, the same being the N. E. Corner of the Alvarado Public School lot and the N. W. Corner of this; thence N. 89° 45' E. along the South side of said Smith Street 50 ft. to a stake; thence S. 0° 26' E. 140 ft. to a stake; thence S. 89° 45' W. 50 ft. to a stake in the Easterly line of aforesaid School lot; thence N. 0° 26' W. with said Easterly line of said School lot 140 ft. to the point of beginning.

(Signed) F. B. Granger (seal)

Anna Granger (seal)

Acknowledged April 2, 1897

Before E. A. Richmond, N. P.

Alameda County.

Recorded April 5, 1897

in Liber 617 of Deeds, page 136.

NOTE: Search not prosecuted further as to the premises described in the foregoing Deed.

F. R. GRANGER and

ANNA GRANGER, his wife,

To

ORMAN J. KEADY and

MARGARET K. KEADY, his wife.

DEED

Dated April 2, 1897

Consideration $10.

Do grant, bargain and sell unto second parties all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California, described as follows, to wit: Beginning at a point on the South side of Smith Street, the same being the N. E. Corner of the Alvarado Public School lot and the N. W. Corner of this; thence N. 89° 45' E. along the South side of said Smith Street 50 ft. to a stake; thence S. 0° 26' E. 140 ft. to a stake; thence S. 89° 45' W. 50 ft. to a stake in the Easterly line of aforesaid School lot; thence N. 0° 26' W. with said Easterly line of said School lot 140 ft. to the point of beginning.

(Signed) F. R. Granger (seal)

Anna Granger (seal)

Acknowledged April 2, 1897

Before E. A. Richmond, N. P.

Alameda County.

Recorded April 5, 1897

in Liber 417 of Deeds, page 186.

NOTE: Section not prosecuted further as to the premises described in the foregoing deed.

F. B. GRANGER and

ANNA GRANGER, his wife,

To

PERRY SUNDERLAND and

EMMA SUNDERLAND, his wife.

DEED

Dated April 3, 1897

Consideration $10.00

Do grant, bargain, sell and convey unto second parties all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California, described as follows, to wit:

Commencing at a point on the South side of Smith St. from which the N. E. corner of the Alvarado School lot bears S. 89° 45' W. distant 250 ft.; thence N. 89° 45' E. along the South side of said Smith St. 50 ft. to a stake; thence S. 0° 26' E. 100 ft. to a stake; thence S. 89° 45' W. 50 ft. to a stake; thence N. 0° 26_ 100 ft. to a stake to the point of commencement.

(Signed) F. B. Granger (seal)

Anna Granger (seal)

Acknowledged April 3, 1897

Before E. A. Richmond, N. P.

Alameda County.

Recorded April 8, 1897

in Liber 617 of Deeds, page 194.

NOTE: Search not prosecuted further as to the premises descibed in the foregoing deed.

F. B. GRANGER and

ANNA GRANGER, his wife,

To

NELLIE HAUBER,

wife of Charles A. Hauber.

DEED

Dated September 1, 1897

Consideration $10.00

Do grant, bargain and sell unto second party all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California, described as follows, to wit:

Commencing at a point on the South side of Smith Street from which the North East Corner of the Alvarado School lot bears S. 89° 45' W. distant (200) two hundred feet; thence N. 89° 45' E. along the South side of said Smith Street fifty (50) feet to a stake; thence S. 0° 26' E. 100 feet to a stake; thence N. 89° 45' E. 50 feet to a stake; thence S. 0° 26' E. 50 feet to a stake; thence S. 89° 45' W. 100 feet to a stake on the East side of a 50 foot Street; thence N. 0° 26' W. along the East side of said 50 ft. Street 150 feet to a stake, the point of beginning.

(Signed) F. B. Granger (seal)

Anna Granger (seal)

Acknowledged September 1, 1897

Before E. A. Richmond, N. P.

Alameda County.

F. B. GEANGER and

ANNA GEANGER, his wife,

To

WELLIE HAUBEN,

wife of Charles A. Hauber.

DEED

Dated September 1, 1897

Consideration $10.00

Do grant, bargain and sell unto second party all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California, described as follows, to wit:

Commencing at a point on the South side of Smith Street from which the North East Corner of the Alvarado School lot bears S. 89° 45' W. distant (2000) two hundred feet; thence N. 89° 45' W. along the South side of said Smith Street fifty (50) feet to a stake; thence S. 0° 26' E. 100 feet to a stake; thence N. 89° 45' E. 50 feet to a stake; thence S. 0° 26' W. 50 feet to a stake; thence S. 89° 45' W. 100 feet to a stake on the East side of a 50 foot Street; thence N. 0° 26' W. along the East side of said 50 ft. Street 150 feet to a stake, the point of beginning.

(Signed) F. B. Geanger (seal)

Anna Geanger (seal)

Acknowledged September 1, 1897

Before E. A. Richmond, N. P.

Alameda County.

Recorded September 3, 1897

in Liber 638 of Deeds, page 160.

NOTE: Search not prosecuted further as to the premises described in the foregoing Deed.

F. B. GRANGER and

ANNA GRANGER, his wife,

To

PERRY SUNDERLAND and

EMMA SUNDERLAND, his wife,

DEED.

Dated January 17, 1898

Consideration $10.00

Do grant, Bargain and sell unto second parties all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda, State of California and described as follows, to wit:

Commencing at a point on the South side of Smith St. from which the N. E. Corner of the Alvarado School Lot bears S. 89° 45' W. distant 300 ft.; thence N. 89° 45' E. along the South side of said Smith St. 25 ft. to a stake; thence S. 0 _ 26' E. 100 ft. to a stake; thence S. 89° 45' W. 25 ft. to a stake; thence N. 0- 26' W. 100 ft. to a stake, the same being the point of commencement.

(Signed) F. B. Granger (seal)

Anna Granger (seal)

Acknowledged January 18, 1898

Before E. A. Richmond, N. P.

Alameda County.

Recorded March 21, 1898

in Liber 652 of Deeds, page 65.

NOTE: Search not prosecuted further as to the premises described in the foregoing Deed.

F. B. GRANGER,

a widower,

To

DENIS HARRINGTON, and

MARY HARRINGTON, his wife,

DEED.

Dated January 19, 1899

U. S. Rev. Stamp 50 cents, Cancelled.

Consideration $350.00

Does grant, bargain and sell unto said second parties all that certain lot or parcel of land situate in the Town of Alvarado, County of Alameda and State of California, described as follows, to wit:

Commencing at a point on the Easterly line of Alvarado Public School lot, said point being distant 260 ft. Southerly from the South side of Smith St.; thence N. 89° 45' E. and parallel to the said South side of Smith St. 140 ft. (150) to a stake; thence S. 0° 26' E. 70 ft. to a stake; thence S. 89° 45' W. 140 ft. to a stake in the Easterly line of aforesaid School lot; thence N. 0° 26' W. along said Easterly line of said School lot 70 ft. to the point of beginning.

(Signed) F. B. Granger (seal)

Acknowledged January 19, 1899

Before E. A. Richmond, N. P.

Alameda County.

Recorded July 6, 1899

in Liber 704 of Deeds, page 164.

NOTE: Search not prosecuted further as to the premises described in the foregoing Deed.

TAXES

On 42.40 acres treated of in foregoing Abstract of Title, excepting therefrom the portions thereof described in the Deeds shown at pages 58-66-67-68-70 and 72 hereof.

State and County Taxes thereon for the fiscal years 1878-9 to, and including 1899-1900, have been paid.

JUDGMENT LIENS

none.

Oakland, Alameda Co.,)
December 4th, 1899,)
at five o'clock P. M.)

Joseph Lyons
SEARCHER OF RECORDS.

CONTINUATION

of

The foregoing Abstract of Title

Subsequently to December 4, 1899

as to

Tract of 42.40 acres treated of in foregoing Abstract of Title excepting therefrom the portions thereof described in the respective Deeds shown at pages 58- 66- 67- 68- 70 and 72 hereof.

CONTINUATION

of

The Foregoing Abstract of Title

Subsequently to December 4, 1899

as to

Tract of 42.40 Acres treated of in Foregoing Abstract of Title

excepting therefrom the portions thereof described in the re-

spective Deeds shown at pages 82- 83- 87- 88- 72 and 72 hereof.

In the Matter of the Estate

of

FARLEY B. GRANGER, Deceased.

Superior Court, County of Alameda,

and State of California.

Dep. No. 4

Estate No. 6543

1899

Dec. 14 Last Will and Testament of Farley B. Granger, filed.

I, FARLEY B. GRANGER, aged 70 years, residing in Alvarado, Alameda County, California, being of sound mind and disposing memory, do hereby make, publish and declare this to be my last Will and Testament, hereby revoking all former Wills by me made.

I declare that all of my property, both real and personal, has been acquired by the assistance of my son, Farley B. Granger, Jr.; that with the exception only of the Tract of land, known as the "Old Place" or "Home Place", and the house and barn there on; all other property possessed by me, including the improvements on said "Old Place", other than said house and barn, are owned by my said son, Farley B. Granger, Jr., and myself in equal undivided shares, and that the provisions of this Will are the result of my wish to keep all of said property together as a whole and to reward my said son for his said assistance.

I therefore make provision as follows, to-wit:-

In the Matter of the Estate

of

FARLEY S. GRANGER, Deceased.

Superior Court, County of Alameda,

and State of California.

Dep. No. 4

Estate No. 8343

1909

Dec. 14 Last Will and Testament of Farley S. Granger,

filed.

I, FARLEY S. GRANGER, aged 70 years, residing in Alvarado, Alameda County, California, being of sound mind and disposing memory, do hereby make, publish and declare this to be my last Will and Testament, hereby revoking all former Wills by me made.

I declare that all of my property, both real and personal, has been acquired by the assistance of my son, Farley S. Granger, Jr.; that with the exception only of the Tract of land, known as the "Old Place" or "Home Place", and the house and barn thereon; all other property possessed by me, including the improvements on said "Old Place", other than said house and barn, are owned by my said son, Farley S. Granger, Jr., and himself in equal undivided shares, and that the provisions of this Will are the result of my wish to keep all of said property together as a whole and to reward my said son for his said assistance.

I therefore make provision as follows, to-wit:-

FIRST: I give and bequeath to my son, Clarence A. Granger, $7,000.-

SECOND: I give and bequeath to my daughter, Edith A. Chase, $7,000.-

THIRD: I give and bequeath to John B. Robbins who has been in my family for a long time, $1,000.-

FOURTH: I give and devise all the rest, residue and remainder of my Estate, both real and personal, to my son, Farley B. Granger, Jr., to have and to hold the same unto him and to his heirs and assigns forever.

LASTLY, I hereby nominate and appoint my son, Farley B. Granger, Jr., to be the Executor of this, my last Will and Testament, and request that he be permitted to act as such without giving any bond; as such Executor, he shall have the power to sell any and all of my Estate, both real and personal, on such terms or conditions, for such prices, at public or private sale and with or without notice, as he may deem most advantageous for my Estate, without obtaining any order of Court therefor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of November, 1899.

F. B. Granger (Seal)

The foregoing Instrument, consisting of one page besides this, was at the date thereof, November 26th, 1899, signed, sealed, published and declared by the Testator, Farley B. Granger, as and to be his last Will and Testament, in the presence of us and

FIRST: I give and bequeath to my son, Clarence A. Granger, $7,000.-

SECOND: I give and bequeath to my daughter, Edith A. Chase, $7,000.-

THIRD: I give and bequeath to John S. Robbins who has been in my family for a long time, $1,000.-

FOURTH: I give and devise all the rest, residue and remainder of my Estate, both real and personal, to my son, Farley S. Granger, Jr., to have and to hold the same unto him and to his heirs and assigns forever.

LASTLY, I hereby nominate and appoint my son, Farley S. Granger, Jr., to be the Executor of this, my last Will and Testament, and request that he be permitted to act as such without giving any bond; as such Executor, he shall have the power to sell any and all of my Estate, both real and personal, on such terms or conditions, for such prices, at public or private sale and with or without notice, as he may deem most advantageous for my Estate, without obtaining any order of Court therefor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of November, 1899.

F. S. Granger (Seal)

The foregoing instrument, consisting of one page besides this, was at the date thereof, November 26th, 1899, signed, sealed, published and declared by the Testator, Farley S. Granger, as and to be his last Will and Testament, in the presence of us and

each of us, who at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto.

J. C. Whipple

Residing at Decoto, Alameda County, Cal.

James G. Vandepeer

Residing at Alvarado, Alameda County, Cal.

Thomas C. Huxley

Residing at Centreville, Alameda County Cal

1899

Dec. 14 Petition of Farley B. Granger, for Probate of Will, filed.

SHOWS: That Farley B. Granger, who was also known as Farley B. Granger, Sr., died at Alvarado, in the County of Alameda, State of California, on December 5th, 1899, and was a resident of said County of Alameda, State of California, at the time of his death.

That said Decedent left a last Will and Testament of date November 26th, 1899, to which J. C. Whipple, James G. Vandepeer and Thomas C. Huxley were and are subscribing witnesses; which Will is herewith presented and filed, and in which Petitioner is named as Executor thereof, and that Petitioner consents to act as such Executor.

That the probable value and character of the Estate of said Decedent, are as follows, to-wit:-

Real property, situate in said County of Alameda, State of California, described as follows,

each of us, who at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto.

J. G. Whipple

Residing at Berkeley, Alameda County, Cal.

James G. Vanderpoer

Residing at Alvarado, Alameda County, Cal.

Thomas C. Huxley

Residing at Centerville, Alameda County, Cal.

1899

Dec. 14 Petition of Farley B. Granger, for Probate of Will, Filed.

SHOWS: That Farley B. Granger, who was also known as Farley B. Granger, Dr., died at Alvarado, in the County of Alameda, State of California, on December 8th, 1899, and was a resident of said County of Alameda, State of California, at the time of his death.

That said Decedent left a last Will and Testament of date November 28th, 1899, to which J. G. Whipple, James G. Vanderpoer and Thomas C. Huxley were and are subscribing witnesses; which Will is herewith presented and filed, and in which Petitioner is named as Executor thereof, and that Petitioner consents to act as such Executor.

That the probable value and character of the Estate of said Decedent, are as follows, to-wit:-

Real property, situate in said County of Alameda, State of California, described as follows,

to-wit:-

1. A Tract of land with improvements, situate at Alvarado in said County of Alameda, containing 35 acres, more or less, of the probable value of $10000

An undivided 1/2 interest in tract of land with improvements, situate in Washington Township, County of Alameda, etc., containing 33 1/2 acres, more or less, which said half interest is of the probable value of $5,000.-

(And other property).

That the names, ages and residence of the heirs of Deceased, so far as known, are as follows, to-wit

EDITH A.CHASE, a married daughter, of Decedent residing in the City of San Jose, State of California, and CLARENCE A. GRANGER, a son of Decedent, residing at Holland in the State of Michigan, and your Petitioner, FARLEY B. GRANGER, a son of Decedent, residing at Alvarado in said County of Alameda, State of California. All of said heirs are of the age of legal majority, and upwards.

That said Edith A. Chase, Clarence A. Granger and your petitioner, together with one John B. Robbins, whose residence is at Alvarado, aforesaid, and who is of the age of legal majority and upwards, are the only legatees of the personal property of said Estate, under said Will.

WHEREFORE Petitioner prays that said Willbe admitted to Probate and that Letters Testamentary issue to your Petitioner.

Dated December 14th, 1899. F. B. Granger, Jr.

to-wit:-

1. A Tract of land with improvements, situate at Alvarado in said County of Alameda, containing 85 acres, more or less, of the probable value of $10000

An undivided 1/2 interest in tract of land with improvements, situate in Washington Township, County of Alameda, etc., containing 39 1/2 acres, more or less, which said half interest is of the probable value of $5,000.-

(And other property).

That the names, ages and residence of the heirs of Deceased, so far as known, are as follows, to-wit:

EDITH A. CHASE, a married daughter, residing in the city of San Jose, State of California, and CLARENCE A. CHASE, a son of Decedent, residing at Holland in the State of Michigan, and your Petitioner, BARLEY E. CHASE, a son of Decedent, residing at Alvarado in said County of Alameda, State of California. All of said heirs are of the age of legal majority, and upward.

That said Edith A. Chase, Clarence A. Chase and your petitioner, together with one John E. Robbins, whose residence is at Alvarado, aforesaid, and who is of the age of legal majority and upwards, are the only legatees of the personal property of said Estate, under said Will.

WHEREFORE Petitioner prays that said Will be admitted to Probate and that Letters Testamentary issue to your Petitioner.

Dated December 14th, 1908. E. E. Chase, Jr.

1899

Dec. 14 Memorandum by Clerk, fixing Tuesday, December 26th, 1899, for proving said Will, etc., filed.

Dec. 13 Duplicate Notice of time set for proving Will, filed. (Tuesday December 26th, 1899), dated December 14th, 1899, and issued by the Clerk December 14th, 1899.

Dec. 14 Affidavit of mailing Notices to heirs, filed.

Thomas C. Huxley, being duly sworn, says that he is over 21 years of age, etc.

That on December 14th, 1899, he addressed to each of the parties herein named, at their respective places of residence, viz:

To Farley B. Granger, also known as Farley B. Granger, Jr., residing at Alvarado, Alameda County, California.

Clarence A. Granger, residing at Holland, Michigan.

Edith A. Chase, residing at San Jose, Santa Clara County, California.

James B. Robbins, residing at Alvarado, Alameda County, California.

And deposited the same in sealed envelopes in the United States Post Office, at Oakland, postage prepaid, a copy of the Notice of the time and place appointed for the hearing on the Petition for the Probate of the Will of said Deceased (Copy of Notice time set for proving Will hereunto annexed) being at least 10 days before the time appointed for said

1899

Dec. 14 Memorandum by Clerk, fixing Tuesday, December 26th, 1899, for proving Will; etc., filed.

Dec. 13 Duplicate Notice of time set for proving Will, filed. (Tuesday December 26th, 1899), dated December 14th, 1899, and issued by the Clerk December 14th, 1899.

Dec. 14 Affidavit of mailing Notices to heirs, filed.

Thomas C. Maxley, being duly sworn, says that he is over 21 years of age, etc.

That on December 14th, 1899, he addressed to each of the parties hereto named, at their respective places of residence, viz:

To Harley B. Granger, also known as Harley B. Granger, Jr., residing at Alvarado, Alameda County, California.

Clarence A. Granger, residing at Holland, Michigan.

Edith A. Chase, residing at San Jose, Santa Clara County, California.

James B. Robins, residing at Alvarado, Alameda County, California.

And deposited the same in sealed envelopes in the United States Post Office, at Oakland, postage prepaid, a copy of the Notice of the time and place appointed for the hearing on the Petition for the Probate of the Will of said deceased (copy of notice time set for proving Will hereunto annexed) being at least 10 days before the time appointed for said

hearing.

(Duly verified December 14th, 1899).

1899

Dec. 26 Affidavit of Publication of Notice of time set for proving Will, etc.

R. R. Stedman, being duly sworn, deposes and says that he is over the age of 18 years, etc. That he is the principal Clerk of the Printer and Publisher of the "Oakland Enquirer", a newspaper regularly printed, published and circulated in said County of Alameda, and as such principal Clerk, he had charge of all the legal notices, etc. That Notice of time set for proving Will, etc. (Printed Notice of time set for proving Will hereto annexed) was printed and published in said newspaper daily for 10 successive days (Sundays and hollidays excepted), to-wit:- From December 14th, 1899 to and until December 23rd, 1899, both days included, and as often during said period as said paper was published, to-wit: December 14th, 15th, 16th, 18th, 19th, 20th, 21st, 22nd and 23rd, 1899.

(Duly verified December 26th, 1899).

1899

Dec. 26 Testimony of J. C. Whipple and F. B. Granger, Jr., on Probate of Will, filed.

Dec. 26 Certificate of Proof of Will, etc., filed.

Dec. 26 Order admitting Will to Probate and appointing Farley B. Granger, also known as Farley B. Granger, Jr., Executor, etc., and directing Letters Testa-

hearing.

(Duly verified December 14th, 1899).

1899

Dec. 28 Affidavit of Publication of Notice of time set for proving Will, etc.

R. R. Stedman, being duly sworn, deposes and says that he is over the age of 18 years, etc. That he is the principal Clerk of the Printer and Publisher of the "Oakland Enquirer", a newspaper regularly printed, published and circulated in said County of Alameda, and as such principal Clerk, he had charge of all the legal notices, etc. That Notice of time set for proving Will, etc. (Printed Notice of time set for proving Will hereto annexed) was printed and published in said newspaper daily for 10 successive days (Sundays and holidays excepted), to-wit:- from December 14th, 1899 to and until December 23rd, 1899, both days included, and on often during said period as said paper was published, to-wit: December 14th, 15th, 16th, 18th, 20th, 21st, 22nd and 23rd, 1899.

(Duly verified December 27th, 1899).

1899

Dec. 28 Testimony of J. S. Wright and F. S. Granger, Jr., on Probate of Will. Filed.

Dec. 28 Certificate of Proof of Will, etc., filed.

Dec. 28 Order admitting Will to Probate and appointing Harley S. Granger, also known as Harley S. Granger, Jr., Executor, etc., and directing Letters Testa-

mentary to issue to him without the necessity of giving bond; the same being duly dispensed with in said Will, etc., filed.

Same Order entered on December 27th, 1899, in Volume 37/2, page 428.

Recorded last Will on January 4th, 1900, in Liber 9 of Wills, page 544.

1899

Dec. 29 Letters Testamentary issued to Farley B. Granger, Jr., and duplicate filed and recorded in Volume 4, page 540, entered therein on December 30th, 1899.

(Oath taken December 26th, 1899).

1900

Jan. 2 Order of publication of Notice to Creditors, pursuant to Section 1490, Code of C. P. once a week for four weeks, filed.

Same Order entered January 3rd, 1900 in Volume 31/3, page 209

Jan. 25 Order appointing E. W. Burr, E. A. Richmond and August May, Appraisers, filed.

Same Ordered entered January 27th, 1900 in Volume 33/4, page 39.

Aug. 6 Affidavit of Publication of Notice to Creditors, filed.

E. B. Thompson, being duly sworn, says that he is over 18 years of age, etc. That he is the Printer and Publisher of the "Washington Press", a newspaper regularly printed, published and circulated in

monthly to issue to him without the necessity of giving bond; the same being duly endorsed with in said Will, etc., filed.

Same Order entered on December 27th, 1899, in Volume 37\2, page 422.

Recorded Last Will on January 4th, 1900, in Liber 9 of Wills, page 544.

1899 -

Dec. 20 Letters Testamentary issued to Percy S. Granger, Jr., and duplicate filed and recorded in Volume 4, page 540, entered therein on December 30th, 1899.

(Oath taken December 28th, 1899).

1900

Jan. 3 Order of publication of Notice to Creditors, pursuant to Section 1430, Code of C. P. once a week for four weeks, filed.

Same Order entered January 3rd, 1900 in Volume 31\3, page 209

Jan. 26 Order appointing E. T. Burr, E. A. Richmond and August May, Appraisers, filed.

Same Ordered entered January 27th, 1900 in Volume 32\4, page 32.

Feb. 6 Affidavit of Publication of Notice to Creditors, filed.

E. G. Thompson, being duly sworn, says that he is over 18 years of age, etc. That he is the Printer and Publisher of the "Washington Times", a newspaper regularly printed, published and circulated in

said County of Alameda, and as such printer and Publisher, he had charge of all the advertisements in said newspaper. That Notice to Creditors, etc. (Printed Notice annexed, directing Creditors to present claims within 10 months after the first publication of this Notice, etc.), was printed and published in said newspaper once a week for 4 successive weeks, to-wit:-. from January 4th, 1900, to and until February 1st, 1900, both days included, and as often during said period as said paper was published to-wit:- The 4th, 11th, 18th and 25th days of January, 1900, and the 1st day of February, 1900.

(Duly verified February 16th, 1900).

1900

Sep. 24 Inventory and Appraisement filed as appears on the Record of the Probate Register, but the same cannot be found in the Office of the County Clerk.

1901

Jan. 9 Decree establishing due notice to Creditors, filed.

Same Decree entered February 11th, 1901 in Volume 35/4 page 89.

Jan. 17 Final Account of Executor, filed.

(Duly sworn to by F. B. Granger, Jr., January 17th, 1901).

Jan. 17 Petition of Farley B. Granger, also known as Farley B. Granger, Jr., Executor, etc., for Settlement and Distribution, filed.

said County of Alameda, and as such printer and publisher, no bad charge of all the advertisements in said newspaper. That Notice to Creditors, etc. (Printed Notice annexed, directing Creditors to present claims within 10 months after the first publication of this Notice, etc.), was printed and published in said newspaper once a week for 4 successive weeks, to-wit:- from January 4th, 1900, to and until February 1st, 1900, both days inclusive, and as often during said period as said paper was published to-wit:- The 4th, 11th, 18th and 25th day of January, 1900, and the 1st day of February, 1900.

(Duly verified February 15th, 1900).

1900

Sep. 24 Inventory and Appraisement filed as appears on the Record of the Probate Register, but the same cannot be found in the Office of the County Clerk.

1901

Jan. 9 Decree establishing due notice to Creditors, filed.

Same Decree entered February 11th, 1901 in Volume 35 page 83.

Jan. 17 Final Account of Executor, filed.

(Duly sworn to by I. S. Granger, Jr., January 17th, 1901).

Jan. 17 Petition of Farley S. Granger, also known as Farley S. Granger, Jr., Executor, etc., for Settlement and Distribution, filed.

SHOWS: Issuance of Letters Testamentary, etc. Publication of Notice to Creditors, etc., and the return of Inventory on September 24th, 1900.

That more than one year has elapsed since the appointment of your Petitioner as such Executor and more than 10 months have expired since the first publication of said Notice to Creditors.

That herewith, your Petitioner filed his final Accounts as such Executor, which Accounts, he prays may be, after due hearing and examination, finally settled.

That all the debts of said Deceased and of said Estate, and all the expenses of Administration there of, thus far incurred, and all taxes that have attached to or accrued against said Estate, have been paid and discharged, and said Estate is now in a condition to be closed.

That the residue of said Estate now remaining in the hands of your Petitioner, is hereinafter fully set forth and described, and the whole of said Estate is separate property, Decedent being at the time of his death, unmarried.

That said Decedent, Farley B. Granger, who was also known as Farley B. Granger, Sr., died in said County of Alameda, a resident thereof, on December 5th, 1899, leaving him surviving, Edith A. Chase, a married daughter, residing in the City of San Jose, Santa Clara County, State of California, and Clarence A. Granger, residing at Holland in the State of

SHOWS: Issuance of Letters Testamentary, etc. Publication of Notice to Creditors, etc., and the return of Inventory on September 26th, 1909.

That more than one year has elapsed since the appointment of your Petitioner as such Executor and more than 10 months have expired since the first publication of said Notice to Creditors.

That herewith, your Petitioner filed his Final Accounts as such Executor, which Accounts, he prays may be, after due hearing and examination, finally settled.

That all the debts of said deceased and of said Estate, and all the expenses of Administration thereof, thus far incurred, and all taxes that have attached to or accrued against said Estate, have been paid and discharged, and said Estate is now in a condition to be closed.

That the residue of said Estate now remaining in the hands of your Petitioner, is hereinafter fully set forth and described, and the whole of said Estate is separate property, decedent being at the time of his death, unmarried.

That said Decedent, Harley S. Granger, who was also known as Harley S. Granger, Sr., died in said County of Alameda, a resident thereof, on December 5th, 1909, leaving his surviving, Edith A. Chase, a married daughter, residing in the City of San Jose, Santa Clara County, State of California, and Clarence A. Granger, residing at Oakland in the State of

Michigan, and your Petitioner, Farley B. Granger, also Known as Farley B. Granger, Jr., sons of Decedent; that the above named children of Decedent, are his only heirs, and each of them is over the age of 21 years.

That said Decedent left a Will dated November 26th, 1899, which was duly admitted to Probate as the last Will and Testament of said Decedent, by Order of this Court herein made and entered, of date December 26th, 1899, in and by said Will, said Decedent gave and bequeathed to his said son, Clarence A. Granger and to his said daughter, Edith A. Chase Each the sum of $7,000.-, and to John B. Robbins, $1,000.-, and gave, devised and bequeathed all the rest, residue and remainder of his Estate, both real and personal, unto Petitioner, to have and to hold the same in fee simple.

The following is a description of said residue of said Estate, to-wit-:

REAL PROPERTY

FIRST: All that tract of real property, situate in the Township of Washington, County of Alameda, State of California, bounded and described as follows, to-wit:-

Commencing at a point on the South Side of the County Road, formerly Known as the Old County Road, and now more recently Known as Smith Street, from which point the Northeast corner of the Alvarado School Lot bears South 89° 45' West, distant Fifty

(50) feet, and running thence along the boundary lines of a lot heretofore conveyed by F. B. Granger and wife to Ormon J. Emery and wife, by Deed of record in the office of the County Recorder of said Alameda County in Liber 617 of Deeds, page 136; South 0° 26' East One Hundred and Forty (140) feet, and South 89° 45' West Fifty (50) feet to a stake in the Easterly line of said School Lot; thence along the latter mentioned line Southerly One Hundred and Twenty (120) feet to the Northwest corner of a lot heretofore conveyed by F. B. Granger to Denis Harrington and wife, by Deed of Record in said County Recorder's Office in Liber 704 of Deeds, at page 164; thence along the boundary lines of the latter mentioned lot North 89° 45' East One Hundred and Forty (140) feet; South 0° 26' East Seventy (70) Feet, and thence along the Southerly boundary line of the latter mentioned lot and of a lot heretofore conveyed by F. B. Granger to A. J. Lowell and others by Deed of Record in said County Recorder's Office in Liber 220 of Deeds, at page 416. (Being the School Lot above mentioned). South 89° 45' West 332.20 feet to the line of lands now or heretofore of the Estate of Ebenezer Farley, Deceased; thence along the latter mentioned line South 9 3/4° East 10.94 chains, more or less, to the North side of the County Road leading from Alvarado to the Mission of San Jose at "Station 2", as designated on the diagram annexed to the Deed from Luther Humiston to

(50) feet, and running thence along the boundary lines of a lot heretofore conveyed by F. S. Granger and wife to Orman J. Berry and wife, by deed of record in the office of the County Recorder of said Alameda County in Liber 817 of Deeds, page 136; South 0° 26' East One Hundred and forty (140) feet, and South 89° 45' West fifty (50) feet to a stake in the Easterly line of said School lot; thence along the latter mentioned line Southerly One Hundred and Twenty (120) feet to the Northwest corner of a lot heretofore conveyed by F. S. Granger to Denis Harrington and wife, by deed of record in said County Recorder's Office in Liber 764 of Deeds, at page 164; thence along the boundary lines of the latter mentioned lot North 89° 45' East One Hundred and Forty (140) feet; South 0° 26' East Seventy (70) Feet, and thence along the Southerly boundary line of the latter mentioned lot and of a lot heretofore conveyed by F. S. Granger to A. J. Lowell and others by Deed of Record in said County Recorder's Office in Liber 220 of Deeds, at page 418. (Being the School lot above mentioned). South 89° 45' West 322.20 feet to the line of lands now or heretofore of the Estate of Hammer Farley, Deceased; thence along the latter mentioned line South 0 3/4° East 10.34 chains, more or less, to the North side of the County Road leading from Alvarado to the Mission of San Jose at "Station 2", as designated on the diagram annexed to the Deed from Luther Hamilton to

Farley B. Granger, of Record in said County Recorder's Office in Liber "L" of Deeds, page 696; thence along the last mentioned Road South 55 1/2° East 17.56 chains to a corner post of a wire fence, designated in said diagram as "Station 3"; thence North 16 1/2° East 14.43 chains to the Southwesterly line of the strip of land conveyed by F. B. Granger to the Bay and Coast Railroad Company, by Deed of Record in said County Recorder's Office in Liber 137 of Deeds, page 306; thence along the latter mentioned line North 55° West 991 feet, more or less, to the South Side of Smith Street, aforesaid; thence along the latter mentioned line Westerly to the Northeast corner of the lot heretofore conveyed by F. B. Granger and wife to Perry Sunderland and wife by Deed of Record in said County Recorder's Office in Liber 652 of Deeds, at page 65; thence along the boundary lines of the latter mentioned Lot South 0° 26' East One Hundred (100) feet, and South 89° 45' West Twenty-five (25) feet to the most Easterly line of the lot heretofore conveyed by F. B. Granger and wife to Nellie Hauber, by Deed of Record in said County Recorder's Office in Liber 638 of Deeds, at page 160; thence along the boundary lines of the latter mentioned lot South 0° 26' East Fifty (50) feet; South 89° 45' West One Hundred (100) feet and North 0° 26' West One Hundred and Fifty (150) feet to a stake on the South Side of Smith Street, aforesaid, and thence along the latter mentioned line South 89° 45' West One Hundred (100) feet to the

point of commencement.

Containing 35 acres, more or less, and being a portion of the tract of land conveyed by said Deed from Luther Humiston to Farley B. Granger.

(And other property).

That Petitioner has fully paid to each of said legatees, to-wit:-

Clarence A. Granger, Edith A. Chase and John B. Robbins; the amount of the legacy payable to each of them under the terms of said Will and your Petitioner, is entitled to distribution unto him of all of the residue of said Estate in fee simple.

WHEREFORE: Your Petitioner prays that the Administration of said Estate may be brought to a close, and that he may be discharged from his Truat as such Executor, etc.

1901

Jan, 17 Order of Court, appointing Monday, January 28th, 1901, at 10 o'clock A. M., etc., for settlement of Account and hearing Petition for Distribution, etc., and directing notices to be posted by the Clerk, etc., at least 10 days before said day of hearing, etc., filed.

Order duly entered March 18th, 1901 in Volume 37/2, page 36.

Jan. 17 Memorandum of Clerk, setting January 28th, 1901 for hearing said Petition, etc., filed.

Jan. ;8 Notice and Affidavit of Posting Notices on Settlement of Account and Distribution, filed.

point of commencement.

Containing 35 acres, more or less, and being a portion of the tract of land conveyed by said Deed from Walker Hamilton to Harley S. Granger.

(And other property).

That Petitioner has duly paid to each of said legatees, to-wit:-

Clarence A. Granger, Edith A. Shaw and John E. Robbins; the amount of the legacy payable to each of them under the terms of said Will and your Petitioner, is entitled to distribution unto him of all of the residue of said Estate in fee simple.

WHEREFORE: Your Petitioner prays that the Administration of said Estate may be brought to a close, and that he may be discharged from his Trust as such Executor, etc.

1901

Jan. 17 Order of Court, appointing Monday, January 28th, 1901, at 10 o'clock A. M., etc., for settlement of Account and hearing Petition for Distribution, etc., and directing notices to be posted by the Clerk, etc., at least 10 days before said day of hearing, etc., filed.

Order duly entered March 18th, 1901 in Volume 37\2, page 38.

Jan. 17 Memorandum of Clerk, setting January 28th, 1901 for hearing said Petition, etc., filed.

Jan. 18 Notice and Affidavit of Posting Notices on Settlement of Account and Distribution, filed.

J. F. Glover, being duly sworn, says that on January 17th, 1901, he posted true copies of the within Notice in three of the most public places in said County, etc., (naming usual places of posting).

(Duly verified January 18th, 1901).

Annexed to above Affidavit, is the Clerk's Notice, setting Monday January 28th, 1901, for hearing said Application for Distribution, etc.

1901

Jan. 18 Vouchers accompanying final Account, filed.

Jan. 28 Decree settling final Account of Executor and of final Distribution and Discharge of Executor, filed.

Entered May 2nd, 1901 in Volume 62, page 60.

RECITES: Said Account and Petition coming on regularly to be heard in open Court this January 28th, 1901, due proof was made to the satisfaction of the Court that the Clerk had given Notice of the time and place appointed for the settlement of said Account and the hearing of said Petition in the manner and for the time required by law, and as heretofore Ordered and directed by the Court.

And it appearing that said Account is in all respects true and correct, etc., and it appearing that all claims and debts against said Decedent; all taxes on said Estate or any portion thereof, including all collateral inheritance taxes, and all debts, expenses and charges of Administration have been fully paid and discharged, and that said Estate is

J. T. Glover, being duly sworn, says that on January 17th, 1901, he posted true copies of the within Notice in three of the most public places in said County, to wit: (Specifying names of places of posting).

(Duly verified January 17th, 1901).

Annexed to above Affidavit, is the Clerk's Notice, setting Monday January 28th, 1901, for hearing said Application for Distribution, etc.

1904

Jan. 18 Vouchers accompanying Final Account, filed.

Jan. 28 Decree settling Final Account of Executor and of Final Distribution and Discharge of Executor, filed.

Entered May 2nd, 1901 in Volume 32, page 60.

NOTICE: Said Account and Petition coming on regularly to be heard in open Court this January 28th, 1901, due proof was made to the satisfaction of the Court that the Clerk had given Notice of the time and place appointed for the settlement of said Account and the hearing of said Petition in the manner and for the time required by law, and so heretofore ordered and directed by the Court.

And it appearing that said Account is in all respects true and correct, etc., and it appearing that all claims and debts against said Decedent; all taxes on said Estate or any portion thereof, including all collateral inheritance taxes, and all costs, expenses and charges of Administration have been fully paid and discharged, and that said Estate is

now ready for distribution, and the residue thereof consists of the real and personal property hereinafter described, etc.

That said Decedent, Farley B. Granger, who was also known as Farley B. Granger, Sr., died in and was a resident of said County of Alameda, on December 5th, 1899, leaving him surviving, the following named persons, each of whom is of the age of legal majority and upwards, and who are the only issue and only heirs at law of said Decedent, to-wit:- Edith A. Chase, a married daughter of Decedent, residing in the City of San Jose, Santa Clara County, State of California, and Clarence A. Granger, residing at Holland in the State of Michigan, and said Petitioner, Farley B. Granger, who is alos known as Farley B. Granger, Jr., residing at Alvarado in said County of Alameda, sons of said Decedent.

That said Decedent left a Will dated November 26th, 1899, which was duly admitted to Probate, etc.

That said Farley B. Granger, also known as Farley B. Granger, Jr., as Executor, etc., has fully paid to each of said legatees, to-wit:- to said Clarence A. Granger, Edith A. Chase and John B. Robbins, the amount of the legacy payable to each of them under the terms of said Will, and is entitled to Distribution unto him of all of the residue of said Estate in fee simple, and that said residue is described as follows:

(Here follows description of premises under search, as in Petition for Distribution, and other

now ready for distribution, and the residue thereof consists of the real and personal property hereinafter described, etc.

That said Decedent, Harley G. Granger, who was also known as Harley G. Granger, Jr., died in and was a resident of said County of Alameda, on December 6th, 1930, leaving him surviving, the following named persons, each of whom is of the age of legal majority and upwards, and who are the only issue and only heirs at law of said Decedent, to-wit:- Edith A. Chase, a married daughter of Decedent, residing in the City of San Jose, Santa Clara County, State of California, and Clarence A. Granger, residing at Holland in the State of Michigan, and said Petitioner, Harley G. Granger, who is also known as Harley G. Granger, Jr., residing at Alameda in said County of Alameda, sons of said Decedent.

That said Decedent left a Will dated November 20th, 1929, which was duly admitted to Probate, etc.

That said Harley G. Granger, also known as Harley G. Granger, Jr., an Executor, etc., has fully paid to each of said legatees, to-wit:- to said Clarence A. Granger, Edith A. Chase and John E. Robbins, the amount of the legacy payable to each of them under the terms of said Will, and is entitled to Distribution unto him of all of the residue of said Estate in fee simple, and that said residue is described as follows:

(Here follows description of premises under seal, as in Petition for Distribution, and other

property).

It is Ordered, Adjudged and Decreed that all the acts and proceedings of said Farley B. Granger, also known as Farley B. Granger, Jr., as Executor aforesaid, as appearing upon the records hereof, be and the same hereby are approved and confirmed, and that the residue of said Estate of Farley B. Granger, also known as Farley B. Granger, Sr., Deceased, hereinbefore described, and now remaining in the hands of said Executor, and any other property not now known or discovered, which may belong to said decedent or to his Estate, or in which said Decedent or his Estate may have any interest, be and the same is hereby destributed as follows, to-wit:-

The whole thereof to said Farley B. Granger, also known as Farley B. Granger, Jr., to have and to hold the same unto him, his heirs and assigns forever in fee simple.

It is further Ordered, Adjudged and Decreed, that said Executor has fully discharged the duties of his trust and said Estate is declared fully distributed, and the trust settled and closed, etc.

Done in open Court this 28th, day of January 1901.

W. E. Green,

Judge of the Superior Court.

A certified Copy of the foregoing Decree of Distribution was recorded in the County Recorder's Office of the County of Alameda on

in Liber 775 of Deeds, page 1.

property).

It is Ordered, Adjudged and Decreed that all the acts and proceedings of said Harley B. Granger, also known as Harley B. Granger, Jr., as Executor aforesaid, as appearing upon the records hereof, be and the same hereby are approved and confirmed, and that the residue of said Estate of Harley B. Granger, also known as Harley B. Granger, Jr., deceased, heretofore described, and now remaining in the hands of said Executor, and any other property not now known or discovered, which may belong to said decedent or to his Estate, or in which said Decedent or his Estate may have any interest, be and the same is hereby distributed as follows, to-wit:-

The whole interest to said Harley B. Granger, also known as Harley B. Granger, Jr., to have and to hold the same unto him, his heirs and assigns forever in fee simple.

It is further Ordered, Adjudged and Decreed, that said Executor has fully discharged the duties of his trust and said Estate is declared fully distributed, and the trust settled and closed, etc.

Done in open Court this 20th. day of January 1901.

W. H. Green,

Judge of the Superior Court.

A certified copy of the foregoing Decree of Distribution was recorded in the County Recorder's Office of the County of Alameda on

in Liber 172 of Deeds, page 1.

FARLEY B. GRANGER

TO

PETER HANSEN

LEASE

Dated December 28, 1901

Does lease and demise unto the Second Party, all that certain lot, etc., of land, situate, etc., in the Township of Washington, County of Alameda, State of California, and described as follows:

Commencing at the point of intersection of the Southerly line of Smith Street in the Town of Alvarado, with the Easterly line of the right of way of the South Pacific Coast Railroad Company, and running thence in an Easterly direction along the Southerly line of said Smith Street Four Hundred and Ten (410) feet, more or less, to a post at the end of a picket fence, extending along said line of said Street; thence in a Southerly direction following a post and board fence and a row of fruit trees Two Hundred and Sixty (260) feet, more or less, to a post standing by a tree; thence in a Westerly direction One Hundred and Sixty (160) feet, more or less, to the Southwesterly corner of a store house, situate adjacent to the Easterly line of said right of way, and thence in a Northwesterly direction along the said right of way Four Hundred and Twenty (420) feet, more or less, to the point of commencement.

Being known as the Riverside Hotel, with the appurtenances, for the term of 5 years from the 1st January, 1902, at the monthly rent or sum of $45.-

(Signed) F. B. Granger (Seal)

FARNEY E. GRANGER

TO

PETER HANSEN

LEASE

Dated December 28, 1901

Does lease and demise unto the second party, all that certain lot, etc., of land, situate, etc., in the Township of Washington, County of Alameda, State of California, and described as follows:

Commencing at the point of intersection of the Southerly line of Smith Street in the Town of Alvarado, with the Easterly line of the right of way of the South Pacific Coast Railroad Company, and running thence in an Easterly direction along the Southerly line of said Smith Street four hundred and Ten (410) feet, more or less, to a post at the end of a picket fence, extending along said line of said street; thence in a Southerly direction following a post and board fence and a row of fruit trees Two Hundred and Sixty (260) feet, more or less, to a post standing by a tree; thence in a Westerly direction One Hundred and Sixty (160) feet, more or less, to the Southwesterly corner of a store house, situate adjacent to the Easterly line of said right of way, and thence in a Northwesterly direction along the said right of way Four Hundred and Twenty (420) feet, more or less, to the point of commencement.

Being known as the Riverside Hotel, with the appurtenances, for the term of 5 years from the 1st January, 1902, at the monthly rent or sum of $45.-

(Signed) F. E. Granger (Seal)

Acknowledged December 28, 1901

Before Thomas C. Huxley, N. P.

Recorded January 14, 1902

Liber "R" of Leases, page 3.

F. B. GRANGER and

SUE H. GRANGER (his wife)

TO

ANTON DAVILLA

DEED

Dated February 26, 1902.

Consideration $10.-

Do grant, bargain, sell and convey unto the Second Party and to his heirs and assigns forever:

All that certain lot, etc., of land, situate, etc., in the Town of Alvarado, County of Alameda, State of California, bounded and described as follows, to-wit:-

Commencing at a point on the Southerly side of Smith Street, from which the N. E. corner of Alvarado Public School lot bears South 89° 45' West distant One Hundred (100) feet; thence North 89° 45' East along the South Side of said Smith Street Fifty (50) feet to a stake; thence South 0° 26' East One Hundred and Forty (140) feet to a stake; thence South 89° 45' West Fifty (50) feet to a stake; thence North 0° 26' West One Hundred and Forty (140) feet to the point of beginning.

(Signed) F. B. Granger (Seal)

Sue H. Granger (Seal)

Acknowledged February 26, 1902

Before E. A. Richmond, N. P.

Recorded March 4, 1902

Liber 833 of Deeds, pahe 26.

The above premises not searched further.

F. S. GRANGER and

SUE H. GRANGER (his wife)

TO

ANTON DAVILLA

DEED

Dated February 28, 1902.

Consideration $10.-

Do grant, bargain, sell and convey unto the second Party and to his heirs and assigns forever:

All that certain lot, etc., of land, situate, etc., in the Town of Alvarado, County of Alameda, State of California, bounded and described as follows, to-wit:-

Commencing at a point on the Southerly side of Smith Street, from which the N. E. corner of Alvarado Public School lot bears South 89° 45' West distant one hundred (100) feet; thence North 89° 45' East along the South side of said Smith Street fifty (50) feet to a stake; thence South 0° 25' East one hundred and forty (140) feet to a stake; thence South 89° 45' West fifty (50) feet to a stake; thence North 0° 25' East one hundred and forty (140) feet to the point of beginning.

(Signed) F. S. Granger (Seal)

Sue H. Granger (Seal)

Acknowledged February 28, 1902

Before E. A. Richmond, N. P.

Recorded March 4, 1902

Liber 283 of Deeds, page 20.

The above premises not homestead further.

F. B. GRANGER and

SUE H. GRANGER (his wife)

TO

ANTON DAVILLA

DEED

Dated March 12, 1902

Consideration $10.-

Do grant, bargain, sell and convey unto the Second Party and to his heirs and assigns forever:

All that certain lot, etc., of land, situate, etc., in the Town of Alvarado, County of Alameda, State of California, and bounded and described as follows, to-wit:-

Beginning at a point on the Southern side of Smith Street from which the Northeastern corner of Alvarado Public School lot bears South 89° 45' West distant Fifty (50) feet; thence North 89° 45' East along the Southern side of said Smith Street Fifty (50) feet to a stake; thence South 0° 26' East One Hundred and Forty (140) feet to a stake; thence South 89° 45' West Fifty (50) feet to a stake; thence North 0° 26' West One Hundred and Forty (140) feet to the point of beginning.

(Signed) F. B. Granger (Seal)

Sue H. Granger (Seal)

Acknowledged March 12, 1902

Before E. A. Richmond, N. P.

Recorded March 15, 1902

Liber 832 of Deeds, page 101.

The above premises not searched further.

F. S. GRANGER and

SUE H. GRANGER (his wife)

TO

ANTON DAVILLA

DEED

Dated March 12, 1902

Consideration $10.-

Do grant, bargain, sell and convey unto the Second Party and to his heirs and assigns forever:

All that certain lot, etc., of land, situate, etc., in the Town of Alvarado, County of Alameda, State of California, and bounded and described as follows, to-wit:-

Beginning at a point on the Southern side of Smith Street from which the Northeastern corner of Alvarado Public School lot bears South 89°45' West distant Fifty (50) feet; thence North 89°45' East along the Southern side of said Smith Street Fifty (50) feet to a stake; thence South 0°28' East One Hundred and Forty (140) feet to a stake; thence South 89°45' West Fifty (50) feet to a stake; thence North 0°28' West One Hundred and Forty (140) feet to the point of beginning.

(Signed) F. S. Granger (Seal)

Sue H. Granger (Seal)

Acknowledged March 12, 1902

Before E. A. Richmond, N. P.

Recorded March 15, 1902

Liber 822 of Deeds, page 101.

The above Mortgage not satisfied further.

STATE AND COUNTY TAXES:

For the fiscal years:

1900-1901

and

1901-1902 Have been paid.

1902-1903 Now a lien, butnot yet payable.

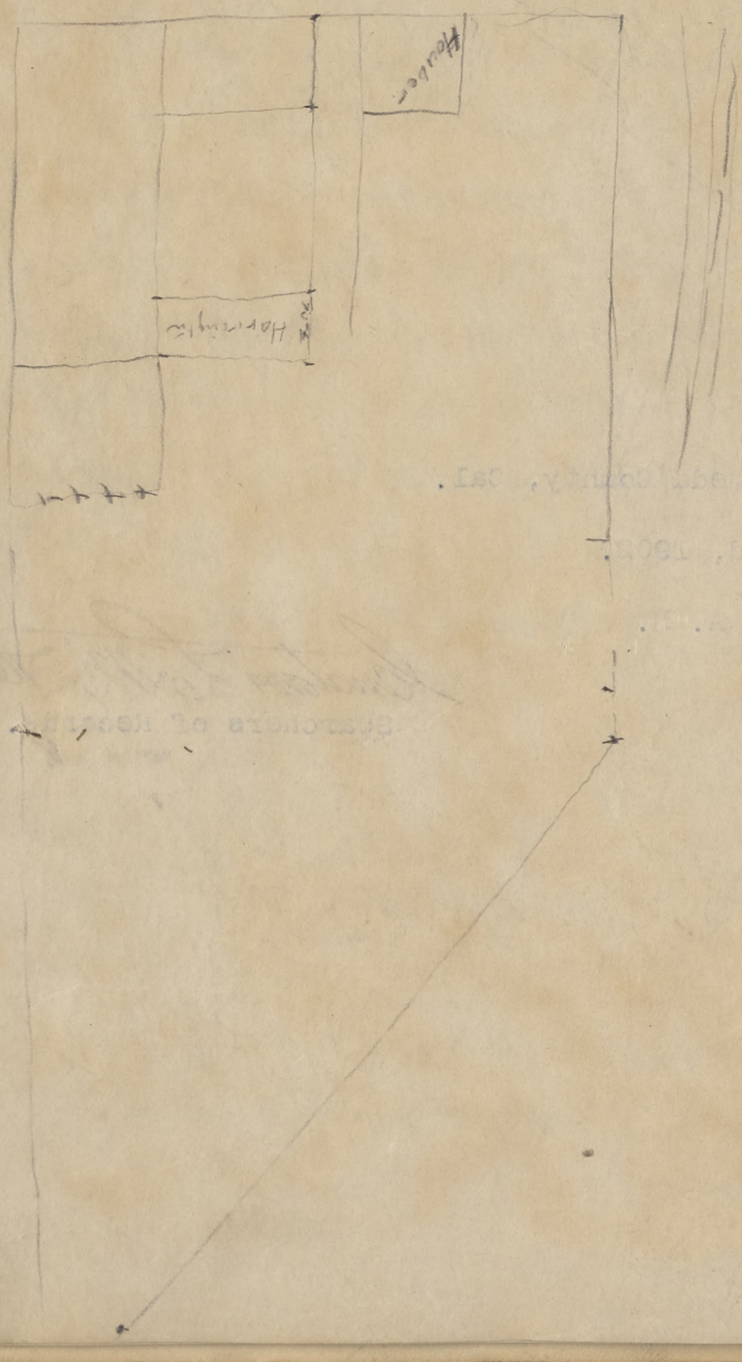
No Judgments or Liens, other than shown herein.

Oakland, Alameda County, Cal.

September 2nd, 1902.

At 9 o'clock A. M.

Searchers of Records.


Horseshoe
Hooper

Franto
Silvera